
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Cleveland Park Historic District	<input type="checkbox"/> Agenda
Address:	3460 Ordway Street NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	October 23, 2014	<input checked="" type="checkbox"/> Alteration
Case Number:	15-003	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Sarah Slusser and Mark Zawadsky, with drawings prepared by Kamm Architecture, seek concept design review for a below-grade garage, retaining walls, wood perimeter fence, and swimming pool at 3460 Ordway Street NW in the Cleveland Park Historic District.

Property Description

The property consists of the 1921 Rosedale Guest Cottage and an adjoining lot, the last of the eight lots created by the 2003 subdivision of the landmark Rosedale property. The cottage was built as a retreat and guest lodging for the owners of the main Rosedale mansion, constructed in 1740. The house now stands on its own lot facing Rosedale to the west.

Proposal

The proposal calls for constructing a below-grade garage on the northwest corner of the property along an existing shared driveway. The garage would be faced with stucco. A swimming pool is proposed in the southern section of the site. The property would be enclosed with a 6' high wood fence. Stone retaining walls would line the driveway and stairs accessing the property from the driveway.

Evaluation

The applicant has worked with staff on revising the proposal so it retains more of the openness of the landscape and allows views of the guest house from the north along Ordway Street. The garage is tucked in the slope of the hill along the driveway and will be visible when approaching the property from the northwest, but will be largely concealed from other vantage points. The applicant has updated the design of the fence to include 2 feet of vertical pickets at the top so it provides security and privacy, but also allows some sense of openness. The applicant is encouraged to continue working with staff on the selection of materials, particularly the stone and stucco for the garage and retaining walls.

Recommendation

The HPO recommends that the Board find the concept compatible with the historic district and delegate final approval to staff with the condition the applicant continue to work with staff on the design for the fence and consult with HPO on the selection of the garage door, railings, and the stucco or stone for the retaining walls and steps.