

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

Property Address:	3470 Ordway Street NW	X	Agenda
Landmark/District:	Cleveland Park Historic District		Consent Calendar
Meeting Date:	March 26, 2015		Concept Review
H.P.A. Number:	15-261		New Construction
Staff Reviewer:	Anne Brockett	X	Alteration

Owner Karim Zia, working with Campion Hruby Landscape Architects, seeks the Board's review to add a fence at the southern edge of his property, which abuts the Rosedale landmark to the west and the Rosedale Conservancy's land to the south. The Board approved the construction of a new residence on this lot in 2013 and 2014. The proposed fence would keep dogs from the Rosedale Conservancy land out of the private yard and provide an enclosed area for the new residents.

Project Description

The fence is designed to replicate the existing fence that borders the east and south Conservancy property. It consists of 4 horizontally laid boards attached to fence posts, standing at a maximum height of 42".

The fence would follow the property line, which sits at the crest of the hill rising up from the south. At its west end, the fence would jog back to allow use of the steps into the Conservancy and would then curve back toward the Rosedale farmhouse where it would die into the property line (and proposed new picket fence at Rosedale) roughly in line with the corner of the front porch.

Evaluation

The Conservancy land establishes an agricultural foreground for what is perhaps the District's oldest residence, the Rosedale farmhouse. The open space and remnant bank barn foundations recall the pastoral landscape once surrounding the property. The proposal to add a fence at the north edge of the open space, directly abutting the farmhouse, must be reviewed for its impacts not to the property which it is to surround, which is currently under construction, but to the Rosedale landmark and surrounding historic landscape.

The continuation of a rural-style fence, already in existence at the Conservancy, is appropriate to the site and its setting, and the design and height are compatible with the agricultural landscape. The placement along the property line is acceptable, although the fence should be pulled further back to meet the Rosedale property line at the corner of the house, not the corner of the porch. This revised fenceline could give a better landing and access to the steps and may allow a straight fence, rather than a curved one, which may be difficult to construct.

Although the proposal is compatible, the HPO would strongly encourage the consideration of alternatives that would preserve the open space and historic character to an even greater degree. The possibility of establishing easements that trade a pedestrian right-of-way between the Zia residence and Rosedale (for people coming from Ordway Street) for a strip at the bottom of the sharp rise on the north edge of the Conservancy land should be considered. The fence could then be placed closer to the grade of the Conservancy land rather than along the hill's ridgeline. This would lower the fence significantly, and create a more natural, expected location for the fence, which would visually blend into the grassy hill beyond rather than standing out against the sky.

Another consideration would be to review the dog policy for Conservancy members to curb dogs from accessing the hill. An invisible electric fence and dog collars could keep Conservancy members' dogs solely on the Conservancy's property.

Recommendation

The HPO recommends that the Board approve the proposal as compatible with the historic district and the abutting landmark and delegate final approval to staff after full consideration of alternatives as stated or in addition to the above.