

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

Property Address:	3616 Ordway Street NW	X	Agenda
Landmark/District:	Dupont Circle Historic District		Consent Calendar
Meeting Date:	October 22, 2020	X	Concept Review
H.P.A. Number:	20-517	X	Alteration

On behalf of owner Dilan Investment 1003 LLC, Seth Ballard of Ballard + Mensua Architecture seeks the Board's review of a concept to add to the rear of this house in the Cleveland Park Historic District. The building is a brick bungalow with four dormers and a red clay tile roof. It was designed in 1923 by Charles Balsam for John Balsam, possibly the only building by this architect in D.C. A brick garage was built soon after at the end of a driveway. There is no alley behind the property.

Proposal

The design proposes a two-story addition that replaces an existing one-story frame addition in the same footprint, but with an additional extension of 8'7" on the west side, taking on an L-shaped form. A rear deck would fill in the angle of the L.

The addition would be set in slightly on each side of the original building with various steps in and sometimes back out, which differ in location on each side elevation and floor. On the upper floor, the addition connects to the original house at the rear walls of the side dormers, set back 2'4" on the east side and 1'8" on the west. The addition would be clad in stucco over a brick foundation. The addition's roof would be primarily of red tile, with metal used where the addition joins the original roof. The rear elevation is largely glazed with banked windows set within brick-framed openings.

The garage would be converted to a studio with a dormer and a new opening added to its east side. The driveway will be repaved and existing landscaping ties removed or replaced with a low brick wall to retain the grade and match the front retaining wall.

Evaluation

In concept, the size, height, massing and materials of the addition are compatible with the character of the house and with the Cleveland Park Historic District. While the underlying house is diminutive, so is its lot, limiting the amount of construction that can occur. As is typically required by the Board, the addition is set in on both sides and is lower in height than the existing roof. The proposed materials of stucco, brick, and clay tile are consistent with the property's character. The Board has approved additions to bungalows of a similar scale, most recently 3517 Ordway in 2019.

Multiple changes have been made to the design in response to HPO and neighbor comments, including the following:

- The longer part of the addition was flipped from the east to the west side;
- The eave width on the addition was reduced so as not to compete with the deeper eaves on the house;

- The initial proposal to raise the garage roof and change the overhead garage door to French doors was revised to maintain the building's character;
- The dormer on the garage was moved from the front to the side to keep it out of view and maintain the building's secondary, utilitarian appearance;
- The window wells, originally proposed on the west side, were relocated to the rear;
- The plan to widen the driveway and remove front yard landscaping has been removed from the project.

These changes have improved the compatibility of the proposal. As the design is further refined, HPO recommends that the punched openings with sash windows, which have been included on the west elevation, also be utilized on the east. On the garage, the slight bump-out on the east side and the jog in the roof it creates seem unnecessary, and it is recommended that these alterations be eliminated from the final plans. While the use of a horizontal dado to mark the original roofline helps relate the addition to the house and make it appear less vertical, the continuous clay tile pent roof with modillions that wraps the addition is somewhat complicated and elaborate; the design would benefit from simplification of this element.

The addition will be visible from the street from oblique angles, more so from the west side than the east, where it is tight to the adjacent property. However, in its scale, massing, materials, and orientation, it is compatible with the historic district and consistent with previous Board approvals.

Recommendation

The HPO recommends that the Board approve the addition as generally compatible with the character of the historic district and consistent with the purposes of the Act with the following considerations:

- *Use sash windows within punched openings on both sides of the addition;*
- *Eliminate the side and roof bump out on the garage;*
- *Simplify the roof that wraps the addition; and*
- *Retain the original shutters with their distinctive tree cutout*

The HPO further recommends delegation of final approval to staff.

Staff Contact: Anne Brockett