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

Property Address:	3411 Ordway Street, NW	Agenda
Landmark/District:	Slayton House Cleveland Park Historic District	X Consent Calendar
Meeting Date:	February 27, 2020	X Concept Review
H.P.A. Number:	20-178	Alteration
Staff Contact:	Steve Callcott	X New Construction
		Demolition
		Subdivision

Robert Gurney Architects, on behalf of owners Alexander Cohen and Kim Allen, seeks conceptual design review for constructing a two-story accessory building at the rear of the I.M. Pei-designed Slayton house in the Cleveland Park Historic District.

Property History and Description

The two-story glass, brick, and concrete-vaulted Slayton house was constructed for Mr. and Mrs. William Slayton and completed in 1960. At the time, Mr. Slayton was vice-president of Webb & Knapp, the real estate, design and construction firm controlled by New York developer William Zeckendorf that was undertaking the redevelopment of Southwest Washington. Slayton would go on to serve as Commissioner of the Urban Renewal Administration under the Kennedy and Johnson administrations, but it was at Webb & Knapp that he made the acquaintance of the chief inhouse architect, the Chinese-born and MIT- and Harvard-trained Ieoh Ming Pei. It is the second of only three single family houses designed by Pei, who went on to become best known for his Louvre addition and East Wing of the National Gallery, but who was also the creator of several city plans, and designer of many office, hotel, academic, campus, and mixed-use projects. The Slayton house was designated a landmark in 2008 as an elegant example of a Modernist residence, one of the District's finest with a high degree of integrity.

Proposal

The plans call for constructing a two-story accessory structure at the rear of the lot that would measure approximately 22' wide, 21' deep, and 26' high. As the yard slopes steeply down to the mid-block alley, the lowest level would be below the grade of the rear yard, appearing as a one-story structure from the flanking properties.

Where exposed facing the alley, the first level would be clad in brick and have a garage door serving a two-car garage. The second level would be clad in glass and contain a home gym and bathroom. The area under the existing terrace – between the house and the new building – would also be excavated for an extension of the below-grade basement to house a media room and additional bedroom.

Evaluation

The new building is compatible in its brick and glass materials, simple geometric form, elegant proportions and modern character with the landmark house. While somewhat taller than is typical

for an accessory building, this is mitigated by the topography of the lot that results in the lower level being largely below-grade as perceived from the house and adjoining properties.

Recommendation

The HPO recommends that the Review Board find the concept compatible with the landmark and historic district, and that final approval be delegated to staff.