

CLEVELAND PARK HISTORICAL SOCIETY 3101 HIGHLAND PLACE, N.W. CLEVELAND PARK, D.C. 20008 (202) 244-1276

CLEVELAND PARK OVERLAY ZONE
ZONING COMMISSION CASE NO. 86 - 26
JULY 7, 1988

REZONING OF THREE TOWN HOUSES TO RESIDENTIAL (R-2)
2815, 2817, 2819 ORDWAY STREET N.W.
LOTS 72, 73, 74 IN SQUARE 2068

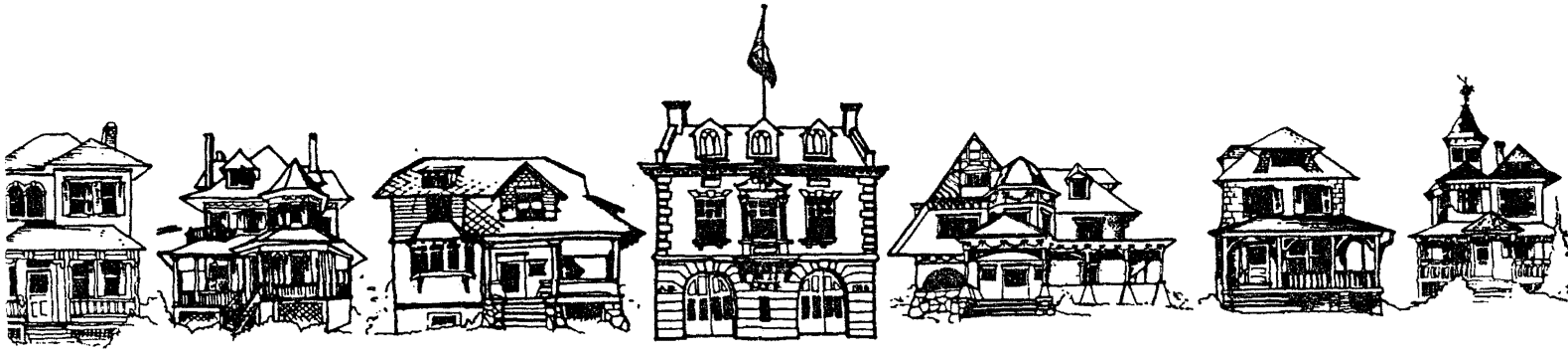
***** COPIES OF SLIDES SHOWN AT THE HEARING *****

Testimony presented by Kathleen Sinclair Wood
Executive Director, Cleveland Park Historical Society

1988 JUL 29 AM 10:53
ZONING SECRETARIAT
DISTRICT OF COLUMBIA

WKS 7/29

ZONING COMMISSION
CASE No. 86-26
ZONING COMMISSION
District of Columbia
EXHIBIT No. 551
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Historical Background:

These three townhouses were constructed in 1921 as part of the larger Wardman project of townhouses at 3500 to 3518 Connecticut Avenue. Harry Wardman was listed on the building permit as owner and builder; he was also listed as architect with Eugene Waggaman. These townhouses represented Wardman's second venture in Cleveland Park. He had just completed the three-story apartment building next door at 3520 Connecticut just prior to the commercial zoning enacted in 1920. Even though the zoning on Connecticut was for commercial use Wardman constructed these townhouses for residential use. They remained residences from 1924 to 1934 when the ones fronting on Connecticut Avenue began to be used for various neighborhood services including a physician's office, a tailor, cigar shop, beauty shop, laundry, home bake shop and the Woodley Flower shop which remains here today.

The townhouses on Ordway remained residential much longer and only in the last year has a retail commercial use been introduced accompanied by these signs, fortunately located on the side rather than the front of the building, in order to attract passersby on Connecticut Avenue. 2815 is occupied by a carry-out/ home delivery Chinese Restaurant which is very intrusive in the residential neighborhood.

We would like to see these three town houses rezoned to residential use which is more appropriate given their location on a side street in the midst of the residential neighborhood. They represent the only instance of this kind of commercial use on a side street in Cleveland Park. We fear it may lead to the erosion of the distinct separation of uses between the major avenue and the residential streets.

Historically in the 1920s and 1930s several mixed use projects occurred in which there was a residential component coupled with a retail commercial element. In all of these instances the owners and builders carefully confined the commercial entrance to Connecticut Avenue.

1. Monterey Apartments with the 7-eleven entrance on Connecticut and the apartment entrance on Porter.
2. Apartment on Northeast corner of Connecticut and Macomb with three shops on Connecticut and a splendid entrance on Macomb.
3. The Macklin complex with a parking lot and retail commercial on Connecticut and the apartment entrance up the hill on Newark Street.

It still is very appropriate today to keep the two uses separate. Otherwise pressure may be brought to bear on other residential properties to change their use to commercial.

We urge you to adopt the recommendation of the Office of Planning and alter the zoning of these three townhouses to residential (R-2) zoning to bring them into compliance with their neighbors and further safeguard the integrity of the residential side streets and the character of the historic district.



#1

3500-18 Conn Ave and 2815-2819 Ordway



#2

2815-2819 Ordway-separated by large alley
from 3500 Conn. Ave



3

Alleys behind commercial buildings located on Conn. Ave
 Above these alleys are residences - 3 townhouses - 2815-2819 Ordway
 are above these alleys. Retail Commercial is creeping onto
 residential streets.



#4

2815-2819 Ordway - 3 Wardman Townhouses of 1921
Presently being converted to Retail / Commercial - Shanghai Express
Previously used for residential and some office space



#5 New use for 2815 Ordway - sign advertises
to Conn. Ave. pedestrians + motorists



#6

2815-2819 Ordway - Townhouses constructed
by Wardman in 1921 as part of complex
constructed at 3500-3518 Conn. Ave



7

2821 Ordway - constructed 1904
One of the oldest brick houses in Cleveland Park
immediately next door to 3 townhouses - 2815-19 Ordway



#8

2819-2815 Ordway



#9

View directly across the street from 3 townhouses
at 2815-2819 Ordway



10

2815-2819 Ordway - Townhouses are really
part of the residential neighborhood
separated from Conn. Ave townhouses by wide alley.
① Danger of Retail/Commercial invading residential section on side streets.