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

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Property Address:	<b>1849 Mintwood Place NW</b>	<input type="checkbox"/> Agenda
Landmark/District:	<b>Kalorama Triangle Historic District</b>	<input checked="" type="checkbox"/> Consent Calendar
ANC:	<b>1C</b>	<input type="checkbox"/> Denial Calendar
		<input checked="" type="checkbox"/> Concept Review
Meeting Date:	<b>July 28, 2011</b>	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	<b>11-346</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Brendan Meyer</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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The applicant, owners Maria Correia and peter Morgan, seek concept review for a two-story rear deck behind the three-story rowhouse at 1849 Mintwood Pl NW in the Kalorama Triangle Historic District. Plans were prepared by Wiebenson & Dorman Architects PC.

**Property Description and Context**

The subject property is a contributing rowhouse built in 1901 and designed by B. Stanley Simmon. It was built as part of a row of six dwellings from 1847 to 1857 Mintwood Place. Each house is three stories tall in the main block with 2-story rear ells that are terminated by one story bump outs. The alley conditions at the rear of the property are typical for the historic district and feature a wide variety of massings, ells, additions, garages, and decks dating right up to today. All in all the context of the alley is expectantly utilitarian in character.

**Proposal**

The rear deck proposed at 1849 Mintwood would not result in significant demolition. It will be constructed of metal and wood and measure 13 feet deep and 10 feet wide. The second floor level will be 18 feet above the grade of the alley. A section of the second floor eight feet deep will be enclosed by screen walls and roof consisting of closely spaced, but open 2x2 wood members. This trellis-like partial enclosure would top out 28 feet above the alley. The enclosure will not connect directly to the rear brick wall of the existing ell, but be separated from it by an open deck and railing.

**Evaluation and Recommendation**

While the screen wall partial enclosure results in an unorthodox contemporary design, it is not incompatible with the existing conditions in the alley, nor the character of the historic district. The walls and roof screens that partially enclose part of the deck, and its separation from the existing brick ell by an area of open deck, make the overall construction more prominent than a typical deck. However, the area is bracketed by a deep four-story apartment building to the east and a series of deep two-story brick ells to the west. The result is that the new deck would not intrude into any lateral views along the alley not already obstructed. Like other decks on the alley, the materials and type of construction are temporary in nature and do not result in any significant demolition.

**Recommendation**

*The HPO recommends that the Board approve the concept design for the rear deck and delegate final approval to staff.*

*No portion of this recommendation shall be construed as approval for any necessary zoning relief.*