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

Property Address:	1922 3rd Street NW	<input type="checkbox"/> Agenda
Landmark/District:	LeDroit Park Historic District	<input checked="" type="checkbox"/> Consent Calendar
ANC:	1B	<input type="checkbox"/> Denial Calendar
		<input checked="" type="checkbox"/> Concept Review
Meeting Date:	May 26, 2011	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	11-271	<input type="checkbox"/> New Construction
Staff Reviewer:	Brendan Meyer	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The applicant, contract purchaser Michael Gottlieb, seeks concept review for a rear addition to a two-story freestanding house on a corner lot at 1922 3rd Street NW in the LeDroit Park Historic District. Plans were prepared by StudioSmith, LLC, represented by Bill Smith who is acting as agent for the applicant.

Property Description and Context

The subject property includes a brick gothic revival house and a matching free-standing brick carriage of the same style. The narrow house front faces 3rd Street and its long side elevation hugs the north edge of the property along U Street, leaving the south half of the lot an open green space. Although the house has been used as a multiple residence for decades, and maintenance has been lacking at times, important original ornament (verge boards, cross-braced gables, dormers and patterned slate mansard roof) still survives. Both house and carriage house were designed by architect James H. McGill as part of the original 1870s LeDroit Park development. Architectural renderings of both appear in the contemporary literature that promoted this early suburban development just outside the edge of then-Washington City. The lot is very notably one of the few original McGill-improved lots to remain largely intact. No portion of it has been divided off for the creation of smaller building lots, and it still exhibits an open landscape with only minimal intrusions of paving.

Proposal

The applicant proposes to restore the historic house (including replacement of the non-original front porch with a replication of the original gothic revival porch), and add a small but visible rear addition. The rear addition would be one story with beveled wood siding and a large amount of fenestration. The 16 x 12 foot addition would be topped by a flat roof with railing. A 12 x 7 foot porch would face U Street and provide entrance from the sidewalk and parking. A modest 13 x 9 foot section of existing rear wall and utilitarian chimney will be demolished to accommodate the addition.

Several insensitive alterations will be reversed and returned to their original state. The porch will be restored based on the original McGill drawings and again feature Gothic Revival posts, flat arches with trefoil cutouts, and a low decorative railing across the roof. Several windows—most notably at the first floor front—will have sills lowered near to floor level thus restoring the attenuated vertical proportions of the original openings. Basement windows will shrink and return to their original size, thus allowing the brick water table to return to it uninterrupted condition. The only alteration in this group that strays away from the original is lowering the sill of the window on the rear face of the south projecting bay. This is of minor consequence since it won't be visible from a public right-of-

way. Surviving original materials including masonry, slate roof, wood verge boards and cross-bracing will be restored.

Evaluation and Recommendation

The proposal, by virtue of its small scale, historic materials, and modest ornament adheres to the Board's guidelines for additions in historic districts and is compatible. Only minor details of ornament and component dimension require slight adjustment, but Staff is confident these can be refined as the final design moves forward. The proposal is a well-earned result for a community and Board who have recently spent much time and effort to protect this very important part of LeDroit Park.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff. However, this should not be construed as approval for any necessary zoning relief.