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

Property Address:	2223 13th Street, NW	Agenda
Landmark/District:	Greater U Street Historic District	X Consent Calendar
Meeting Date:	April 26, 2012	X Concept Review
H.P.A. Number:	12-246	X Alteration
Staff Reviewer:	Jonathan Mellon	New Construction
		Demolition

Studio T10, representing owner James Phillips, seeks conceptual design review for construction of a two-story addition on the rear and alterations to a contributing house in the Greater U Street Historic District.

Property History and Description



2223 13th Street

2223 13th Street was constructed in 1886 by architect/builder C.W. King, as part of a row of twelve two-story (above English basement) single family residences. The row is characterized by their two-story projecting bays, raised entrances, decorative brickwork, and distinctive metal cornice work.

Proposal

The proposal calls for construction of a two-story addition on the rear of the building, which would follow the lines of the existing ell and extend it 5' to the rear and match the existing width of 12'-7 1/2". The new addition would be clad in brick, with double hung and fixed single pane windows on the side (east) elevation and rear (north) elevation, and precast concrete sills and lintels. Access to the rear yard / parking area would be via a basement level door as well as a first floor door with a metal stair.

The proposal also calls for alterations to the front elevation, including the cleaning and repointing of the brick, and installation of new one-over-one wood windows to replace the existing aluminum; the existing stained glass transoms on the first floor windows would remain in-place.

Evaluation and Recommendation

The proposed addition would be subordinate in size to the existing house and consistent in size with other additions approved by the Board. It would not be visible from a public street, and would not impact the character of the historic district or character-defining features of the property. The choice of materials will further allow the addition to seamlessly blend in with the existing ell, and result in a compatible addition to both the house and historic district.

As part of an exceptionally handsome and intact row of houses, the proposed restoration work to the front elevation will retain character-defining features while at the same time restoring the brickwork and windows.

The HPO recommends that the Review Board approve the project in concept and delegate final approval of the plans to staff.