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

Property Address:	1440 T Street, NW	Agenda
Landmark/District:	U Street Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	February 24, 2011	X Alteration
H.P.A. Number:	11-133	New Construction
Staff Reviewer:	Eldra D. Walker	Demolition
		Subdivision

Owner Ricardo Lindo seeks conceptual design approval for a two story addition on the rear of a two-story contributing row house in the Greater U Street Historic District. The addition would not be visible from the street.

Property Description

Built in 1874, the house is one in an early continuous row that extends the entire length of the block. At the time, this location was well beyond the edge of the developed city, only recently opened up for speculative development by the construction of the 14th Street trolley line. Typical of the very first houses in an emerging area, they are modest in size and architectural character, without English basements, and using common (rather than pressed) brick, with simple wood detailing. Similar to the flat-fronted Italianate houses constructed since the 1850s, the houses have small and somewhat tentative wooden bays, allowed by the passage of legislation only a few years earlier in 1871 that allowed for such projections. The significance of the row is recognized in several passages in the National Register nomination for the historic district.

Proposal

The addition would extend the rear ell-wing of the house by an additional 16'0", retaining and extending the ell's side court. It would be clad in smooth stucco, fenestrated with three bays of doors on the first floor surmounted by three windows above.

Evaluation and Recommendation

The addition is subordinate to the house, and is compatible in size, footprint, materials and fenestration. Extending the existing ell-wing and retaining the side court is the most compatible way of adding on to this type of rowhouse, as it preserves the original massing and spatial organization of the building.

The HPO recommends that the Review Board approve the proposal as consistent with the character of the historic district, and delegate final approval to staff.