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

Property Address:	1521 and 1521-1/2 11th Street NW	<input type="checkbox"/>	Agenda
Landmark/District:	Shaw Historic District	<input checked="" type="checkbox"/>	Consent Calendar
		<input checked="" type="checkbox"/>	Concept Review
		<input type="checkbox"/>	Permit Review
Meeting Date:	October 28, 2021	<input checked="" type="checkbox"/>	Alteration
H.P.A. Number:	21-366	<input type="checkbox"/>	New Construction
		<input type="checkbox"/>	Demolition
		<input checked="" type="checkbox"/>	Subdivision

Kay Akinsinde, agent on behalf of owner Phi Nhung Nguyen, seeks review of a concept design to combine the lots of 1521 and 1521-1/2 11th Street NW into one lot and add a two-story rear addition to the two-story houses. The houses are contributing buildings in the Shaw Historic District. The concept design was prepared by Formsix LLC. The Board reviewed this case on their September docket.

Property Description

The two houses were built together in 1880 along with 1519 as a group of three rowhouses. The matching front elevations are narrow with slender proportions emphasized by three bays of skinny double hung windows across each façade. The modest composition is completed by uncased front entrances at the head of two-step stoops and a wood cornice widely spaced modillions. Original two-story wings are still attached to the rear of each house. The adjacent building at the corner of Rhode Island Avenue NW is a non-contributing building built in 1963.

Proposal

The applicant has revised their interior demolition plans to retain more load bearing features. This is a component of the applicant’s proposal to combine the two lots into one lot and join the buildings on the interior by demolishing the shared party wall and rear wall of the main blocks of the houses. The rear wing of each house would be completely demolished and replace with a rear addition four feet longer than the existing wings. The addition would be the full width of the combined lots at the first floor. The second floor would be short of the north property line by four feet to leave room for a narrow deck and stairs down to the rear yard.

Evaluation

At the September meeting the Board advised the applicant to revise their demolition and alteration plan for interior load bearing features to reflect the recommendation of Staff more closely. The revised plans incorporate the Staff recommendation enough to substantially retain the load bearing walls and floor joist systems of the two historic houses. The plans for the proposed rear addition are unchanged, and as reviewed by the Board last month, pose no compatibility problems. The height of the addition would generally align with the height of the main block and this low profile will not be substantially visible over the adjacent non-contributing building.

Recommendation

The HPO recommends that the Board find the subdivision, demolition plan, and 2-story rear addition proposed for 1521 and 1521-1/2 11th Street NW in the Shaw Historic District to be compatible with the historic district and delegate final approval to Staff.

Staff contact: Brendan Meyer