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

Property Address: **1940 1st Street NW**
Landmark/District: **Bloomingdale Historic District**

Meeting Date: **March 24, 2022**
H.P.A. Number: **#21-327**

- Agenda
 - Consent Calendar
 - Denial Calendar
 - Concept Review
 - Permit Review
 - Alteration
 - New Construction
 - Demolition
 - Subdivision
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Owner Simeone Wallace seeks permit review to alter the roof height and extend the depth of the third floor at 1940 1st Street NW, a contributing property in the Bloomingdale Historic District. Plans were prepared by Axis Architects.

Property Description and Context

The house is at the north end of a row of nine bay-front houses built by Thomas M. Haislip in 1901. The row is a sequence of alternating pairs of matching houses. Some pairs, like 1940 1st Street, have a three-story projecting bay capped by a turret roof adjacent to a mansarded third story. The other type of house pair have two-story bays backdropped by a third story capped with a full width hipped roof. Between the subject house and U Street is a two-story commercial building at 1942 1st Street with a corner projection and turret roof. Although at its highest point 1940 is about six feet taller than the corner neighbor it is not currently visible from U Street.

Proposal

The proposed work would alter the roof of the three-story main block of the house by raising the rear of the block to match the height at the front. This will produce a flat roof profile and allow the short height basement to have a usable interior height the full depth of the third floor. The third floor would also be extended 14'-6" onto the two-story rear wing. A 14-foot deck would also be nested into the roof of the rear wing. The last four feet of the half-gable rear wing would remain intact.

The increase in the height of the third floor would produce a new wall visible above 1942 1st Street. It has been mocked up with a flag test inspected by HPO staff (page 4, images 1 and 2 in the applicant's submission).

Evaluation

The addition would not be visible from in front of the house. However, the north wall of the proposed alteration would be visible as a new wall above and behind 1942 1st Street along most of its length. The size and profile of the addition are not unusual in a typical context of historic rowhouses, but material selection becomes a critical criterion due to this visibility. To fit in compatibly, the new north wall must be constructed of brick to match the color and size of surrounding rear wings which is common red brick. Other siding materials (clapboard, stucco, EIFS panels, etc.) would produce a starkly different appearance contrary to nearby historic materials and transform this otherwise modest addition into a prominent intrusion into the historic district.

Recommendation

The HPO recommends that the Review Board approve the permit to alter the roof height and extend the depth of the third story at 1940 1st Street NW as compatible with the character of the historic district, on the condition that the new north wall be brick to match the color and size of surrounding historic brick.

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