

## HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

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Landmark/District:	<b>Dupont Circle HD</b>	<input type="checkbox"/> Agenda
Address:	<b>1713 S Street, NW</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>June 23, 2016</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>16-445</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Kim Elliott</b>	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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PT Blooms LLC, with plans prepared by architect Jonathon Kuhn, seeks conceptual design review to renovate and add to a rowhouse for conversion to a five unit apartment building. The project will include an addition on the rear and a roof deck.

### Property Description

This block of grand Queen Anne rowhouses was built between 1891-1892 by various builders and architects. The façade of 1713 S Street features a bowed bay with special curved windows, rusticated lintels, and a slate roof and ornamented turret. The rear of the property includes a 1 story brick rear ell with a wood balcony above. There is also a brick 1-story garage, built in 1913, that is within the period of significance and is part of a row of brick alley buildings that contribute to the streetscape.

### Proposal

The project calls for removal of all interior walls, relocation of the stair, removal of part of the roof with an addition of a roof deck with penthouse stair, removal of the rear wall and a rear addition, removal of the 1-story rear ell, and removal of the garage roof. The new rear addition will include an elevation with large glazed openings, hardie panel cladding, and an exterior spiral stair. The plane of the rear wall is approximately the same depth as both neighboring properties. The project also includes restoration of the front façade—in-kind replacement of the curved glass windows, removal of the exterior conduit, and locating utility meters below the basement stair so they are not visible.

### Evaluation

An important preservation principle that the Board has cited when reviewing rowhouse conversions is that the project must not result in so much removal of the structure that it constitutes demolition, as defined in the Board's regulations. The historic preservation regulations (DCMR 10-C, Section 305) include the following definitions of the types of demolition that are not consistent with the preservation act:

*(b) The removal or destruction of all or a substantial portion of the structural components of the building, such as structural walls, floor assemblies, and roofs;*

*(c) The removal or destruction of all or a substantial portion of the roof along with all or substantially all of one or more exterior walls;*

While the conceptual section drawing indicates that existing floor joists would be retained and sistered as necessary, the removal of all interior walls calls into question whether this will be feasible, particularly since the existing framing plan is not yet documented as to whether joists run party wall to party wall, or are split at interior bearing walls. Because the new design removes all of the interior walls (some of which are likely to be bearing) and shifts the stair to a new location it will be important to see a full structural plan to fully understand the project and truly determine what structure will be maintained.

The scope of façade restoration work is compatible in retaining, repairing and replacing important character-defining features. It should be amended to include needed repair and restoration of the attic dormer and relocation of the AC unit that is currently visible from the street.

With the garage at the alley, the four walls will be preserved while the roof will be removed. While this is not a great preservation treatment, it would maintain the garage's form and its part in contributing to this row of alley buildings. To maintain the structural integrity of the retained walls, it will be important to further detail how the top of the garage walls are being capped.

A flag test was conducted which confirmed that the roof deck and penthouse stair will not be visible from the street as currently designed.

### **Recommendation**

*HPO recommends that the Board find the concept generally consistent with the preservation act but with final approval contingent on the following:*

- 1. A structural report is developed that illustrates the existing framing plan and the extent of removal and retention, and that the existing floor assemblies are being largely retained.*
- 2. A more detailed preservation plan is developed that clearly defines the specific treatments for the front façade and the garage building.*