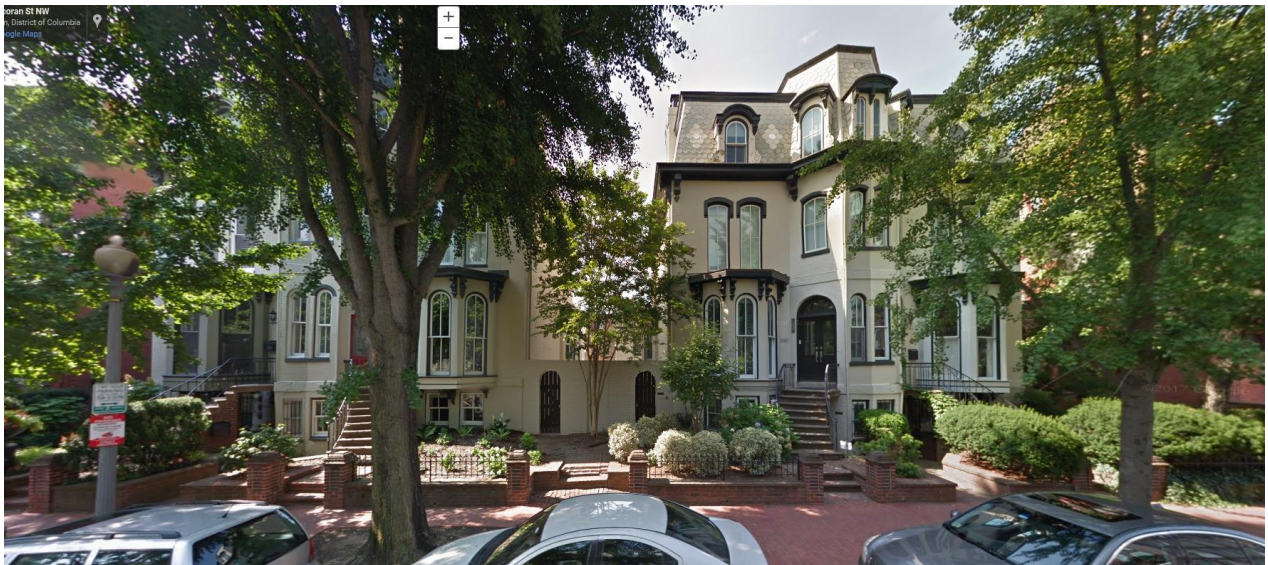

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address: **1340 Corcoran Street, NW**
Landmark/District: **14th Street Historic District**

Meeting Date: **March 28, 2019**
H.P.A. Number: **19-069**

X Agenda
Consent Calendar
X Concept Review
X Alteration
New Construction
Demolition

Applicant Joanne Malcuit, representing owner Keith Stiles, seeks permit review for paving and erecting a metal trellis structure in the front yard of a house on Corcoran Street in the 14th Street Historic District. The work was completed without a building permit and has been cited for enforcement by a DC building inspector.



1334-1336 Corcoran at left, 1340-1342 Corcoran at right

Property History and Description

1340 Corcoran Street is a three-story high-style Second Empire house that was constructed as half of a paired duplex. The house and the 1300 block of Corcoran are called out in the National Register nomination as one of the finest streets in the 14th Street Historic District:

A prime example of well-designed and well- built speculative development meant to attract middle-class residents from downtown can be found on the 1300 block of Corcoran Street, between Q and R Streets, N.W. Corcoran Street, which bisects the square from east to west, is composed of an uninterrupted series of rowhouses on the north side of the street, and pairs of dwellings on the south side of the street, all built concurrently between 1872 and 1873. The north side of Corcoran Street consists of a row of 22 carefully detailed attached houses designed in the Second Empire style. These

ornate houses are complete with hood moldings over the arched windows, a continuous and heavy bracketed cornice, mansard roofs, and dormer windows. The eastern end of the south side of Corcoran Street is occupied by a row of late-nineteenth-century dwellings, while the western end originally held three pairs of dwellings built at the same time as the row on the north side of Corcoran (1872-1873). Although only two of the original three pairs remain, the pairs together at 1334-1336 and 1340-1342 Corcoran Street, N.W., retain a grand and monumental appearance. These houses, built to look like single houses, exhibit architectural detailing characteristic of the exuberant Second Empire style that similarly describes the row of houses across the street. The houses feature centrally projecting pavilions, mansard roofs with dormers and molded windows.

Proposal

The applicants are seeking a permit for the constructed trellis, and for flagstone and brick patio paving. A metal sculpture has also been erected but was not cited at the time of inspection and is not included in the permit application. The brick walks leading to the front stairs and to the side yard and the retaining wall adjacent to the public sidewalk are pre-existing.



Evaluation

The extent of the front yard that is paved for the patio is somewhat greater as a percentage of area than is typical for the block but maintains landscaping against the fence at the edge of the sidewalk and at the foundation of the house to an extent that is sufficiently compatible. While garden arbors and trellises can often be compatible elements for historic properties, they are more typically located in side and rear yards rather than directly in front of an historic

property. While the metal trellis erected at 1340 has relatively thin framing elements, it appears more as a frame work for a room-sized structure than as an incidental garden element. The trellis's size, height, projection so close to the sidewalk, proportional size relative to the open front yard, and its visual impact in interrupting views of the front yards and projecting bays along the block are incompatible with the open character of front yards in a rowhouse neighborhood.

Recommendation

The HPO recommends that the Review Board find the front yard patio paving maintains a balance of paving and landscaping that is compatible with the character of front yards in the 14th Street Historic District but that the trellis structure is incompatible with the historic district.

HPO Contact: Steve Callcott