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

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Property Address:	<b>1333 Corcoran Street, NW</b>	Agenda
Landmark/District:	<b>14<sup>th</sup> Street Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>February 25, 2021</b>	<b>X</b> Alteration
H.P.A. Number:	<b>21-175</b>	New Construction
Staff Reviewer:	<b>Steve Callcott</b>	Demolition
		Subdivision

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Architect Dustin Hirt (Saltbox Design), representing owners Jocelyn Aqua and Jason Lawrence, seeks conceptual design review for façade alterations and construction of a three-story addition on a three-story rowhouse in the 14<sup>th</sup> Street Historic District.

### **Property History and Description**

1333 Corcoran Street is a three-story, high-style Second Empire house that was constructed as part of a block-long row. The house and the 1300 block of Corcoran are called out in the National Register nomination as one of the finest streets in the 14<sup>th</sup> 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.

While retaining its primary form and some of its original detailing, the property’s projecting wood bay, windows, doors and front stair have all been replaced or substantially altered from their original appearance.

### **Proposal**

The project calls for a three-story, full-width addition in the rear which would project 10’ from the existing rear of the house; a first story deck would also be constructed with stairs extending down to the rear yard. The addition would be clad with vertical wood siding on the first floor and stucco above and be finished with casement and fixed windows.

On the front, new windows, front doors and a replacement hexagonal slate roof would replicate the original conditions, missing trim and balcony railing added back to the projecting bay, and a new iron stair installed to recreate the original form and detailing of the missing stair. A brick foundation would be created for the oriel bay window to allow an expansion of the basement living space.

**Evaluation**

The proposed height, massing, footprint and materials of the proposed addition are subordinate to and compatible with the house and historic district. The proposed restoration work to the front façade will greatly enhance the historic character of the house and row. While the basement foundation to the bay is a slight alteration to the original condition, other houses in the row have made this same alteration which appears entirely compatible and does not diminish the integrity of the row.

**Recommendation**

*The HPO recommends that the Review Board find the concept compatible with the character of the 14<sup>th</sup> Street Historic District and delegate final approval to staff.*