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

Landmark/District:	Georgetown Historic District	(x) Consent calendar
Address:	1217 29th Street NW	(x) Concept
Meeting Date:	May 28, 2020	(x) Alteration/addition
Case Number:	20-248	

The applicant, Carlos Saenz, agent for property owner Claudia Mihok, requests the Board’s review of a concept for the replacement of a one-story kitchen wing of this two-story 1870s residence with a two-story addition of a larger footprint.

The proposal calls for no changes to the front of the house, although the front entrance would benefit from a reversal of its mid-twentieth-century “Colonialization,” and the windows are not of the original configuration. The fact that none of the work would be visible from a public thoroughfare is responsible for the project’s appearance before the Board, as the work is thus not subject to review by the U.S. Commission of Fine Arts.

The wing to be removed appears to be original, mirrored in the twin house next door. The drawings set lacks a proposed floor plan that depicts the extent of demolition to the rear wall of the main block, but the site plan makes clear that the wing would be effectively demolished by the addition of a second floor, the extension of the rear ten feet, and the infill of the court that presently protects a central rear window. Still, the Board has found such a level of demolition—but not much more—to be sufficiently compatible as retaining the greater part of the historic building. While it would be better to retain more of the original windows on the rear, the Board has approved the removal or encapsulation of entire rear walls as appropriate adaptation of properties.

As in most cases, a two-story addition is compatible to a two-story house, and the narrow ell retains some sense of the original. The resulting whole would be comparable to other houses on this row of abutting properties.

One thing that the elevations have not accounted for is the necessary slope of the roof, which would presumably drain toward the court. This, and samples of the proposed brick are some of the more significant issues for subsequent staff review.

Recommendation

HPO recommends that the Board approve the addition and related demolition and alterations in concept as compatible with the character of the historic district and sufficiently retentive of the fabric and character of this contributing property. HPO further recommends that the project be delegated to staff for further review.