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

Property Address:	731-733 Euclid Street, NW	X	Agenda
Landmark/District:	National Association for the Relief of Destitute Colored Women and Children/Meriwether Home		Consent Calendar
Meeting Date:	September 22, 2022	X	Concept Review
H.P.A. Number:	22-366	X	Alteration
		X	New Construction
		X	Subdivision

Euclid Flats LLC, with plans prepared by architect Greg Kearley of Inscape Studio, seeks on-going conceptual design review for construction of two rowhouses, each flanking an existing duplex house at 731-733 Euclid Street NW. The project would also include rehabilitation of 731-733 and subdivision of the property.

Property Description and History

731-733 Euclid Street is a free-standing, three-story double house constructed in 1879. The houses are clad in brick and capped by a mansard roof with dormers; the full width front porch is not original but dates from the early 20th century. In 1930, the houses were combined and converted to the home of the National Association for the Relief of Destitute Colored Women and Children, later called the Meriwether Home for Children. The Board designated the property a landmark in July, with the finding that it met local criterion B and National Register criterion A for historical significance.

Proposal

When the project was presented in July, the Board approved the subdivision and concept for two side additions and a third floor rear addition with the following findings and conditions: 1) the connection of the additions' third floors to the landmark's mansard was not successful and further setbacks or a reduction in height was needed; 2) additional refinement was needed for the site and landscape plan of the front yard, and any new stairs, areaways or above-grade retaining walls should be pulled behind the face of the existing front porch; 3) clarity was needed on the placement of mechanical units and utility meters; and 4) a preservation and interpretation plan needed to be developed.

The project has been revised in response to the Board's direction and comments. The setbacks of the new houses have been made uniform (16 feet) rather than staggered, and the top floors pulled back on each side to no longer connect to or obscure the landmark's mansard roof and cornice. The landscape plans have been clarified to confirm that there will be no above grade retaining walls or stairs forward of the existing porch, and the mechanical units and utility meters have been accounted for on the roof, in the rear yard and under the front porch where they will not be visible to the public.

The preservation plan is still being developed but will include a schedule for appropriate 2/2 replacement windows and replacement doors (none of the originals remain), masonry specifications for repointing and wall repairs, and specifications for appropriately replacing the non-original roof, dormer and cornice elements.

Evaluation

The revised plans are responsive to the Board's direction and improve the compatibility and relationship of the new construction with the landmark building.

Recommendation

HPO recommends that the Board find the proposed concept to be compatible with the landmark, and that final approval be delegated to staff.

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