

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

Property Address:	2322 19th St NW	X	Agenda
Landmark/District:	Kalorama Triangle Historic District		Consent Calendar
Meeting Date:	March 28, 2019	X	Concept Review
H.P.A. Number:	19- 167	X	Alteration

On behalf of owners Sapna Mehta and Andy Grimmig, architect Carmel Greer of District Design seeks concept review for adding to a garage to create an accessory dwelling unit. The house is part of a row designed by Albert Beers for Harry Wardman in 1910 which is called out in the National Register nomination for Kalorama Triangle for its Georgian and Colonial Revival Architecture, although the garages and outbuildings are not mentioned.

Garages on both sides of this alley were added by individual owners, as needed, and appear in a variety of widths and alley setbacks. A garage was constructed behind 2322 19th by 1928 and is presumed to be the existing one. Despite its age, the garage is not considered contributing. Its brick construction and shed roof form an unexceptional example of a common building type. In addition, a number of newer garages and outbuildings have been constructed on this alley, including on both sides of the subject garage, collectively reducing what historic character may have been present.

Proposal

The proposal would essentially replace the existing 1-story garage with a new 2-story building, keeping only the south wall where it abuts the neighbor's garage. The footprint of the new structure would be wider to occupy the full width of the lot and it would shift approximately 4 feet toward the alley.

The building would be brick with a garage on the first level and living space above. A typical garage door would face the alley with casement window openings at the upper level. Because of the change in grade, the building appears as only 1½ stories from the yard. Here, French doors open onto a terrace overlooking the back yard. Stairs going to the second floor and down into the garage flank the projecting terrace.

Evaluation and Recommendation

Abutting substantial, non-historic outbuildings, the new construction builds on a pattern of erecting buildings to suit current-day uses. The overall aesthetic will match the rear addition on the house, which was approved by the Board in 2014.

The proposal presents a compatible way to add to the alley behind this historic row. Like the outbuildings on the two adjacent lots, the design is not overly historicist. It achieves compatibility in its residential scale, modest size, and use of brick and punched windows. It stands no taller than the abutting outbuildings and will not replace a garage of exceptional significance. The proposal

calls for solar panels on the roof, which is not detailed in the submission. However, roofs of a non-historic buildings are appropriate for this type of installation.

The HPO recommends that the Board find the concept compatible with the character of the historic district and consistent with the purposes of the Act, and delegate final approval to staff.

Staff Contact: Anne Brockett