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

Property Address:	1844 3rd Street NW	<input checked="" type="checkbox"/>	Agenda
Landmark/District:	LeDroit Park Historic District	<input type="checkbox"/>	Consent Calendar
		<input checked="" type="checkbox"/>	Concept Review
		<input type="checkbox"/>	Permit Review
Meeting Date:	January 24, 2019	<input checked="" type="checkbox"/>	Alteration
H.P.A. Number:	19-124	<input type="checkbox"/>	New Construction
		<input type="checkbox"/>	Demolition
		<input type="checkbox"/>	Subdivision

The applicant seeks concept review for a third-story addition and new elevations to a non-contributing building at 1844 3rd Street NW in the LeDroit Park Historic District currently owned by the Benevolent Protective Order of Elks No. 85. Plans were prepared by John Linam Jr., Architect.

Property Description and Context

According to historic map research, the existing structure at 1844 3rd Street was built in about 1968. It exhibits an unadorned, nearly windowless brick façade to 3rd Street. The only relief is at the ground floor where the façade is pulled back from the property line eight feet, and the entrance is sheltered by the overhang of the upper story and a loggia of three brick arches screens the remainder of the pulled back façade. A large parking lot with a curb cut occupies the southern third of the lot.

Proposal

The applicant seeks to add a third story and reskin the entire building with a new brick façade. The building will expand eight feet to the south for its entire depth and include a 20' x 22' addition on the side set back towards the rear. An area 8' x 15' will be carved out from the north corner of the front façade to create a small landscaped yard.

A new façade of white brick would be organized into three sections of not quite equal width. A regular pattern of double-hung windows would be established across the entire façade, except where a double-height recess would be inserted to house the front entrance and a balcony above. Courses of brick and masonry trim would define a water-table base, the height of the original building and a tall parapet at the roof that would act as a railing for rooftop decks. The material, trim and fenestration pattern carries over from the front façade onto the side elevations of the building.

Evaluation

The existing structure is a 20th century intrusion into the Victorian character of the LeDroit Park Historic District, and the proposed facelift would be a compatible and welcome transformation. The new façade is organized to help break down the size of the building into units more compatible with the scale of buildings in the district; its slight variations and irregularities are a compromise forced by an awkward existing structure and program. A small but important benefit of the concept is that the new yard carved out of the front façade will allow the building to align with the neighboring row of houses. The new 40-foot height and penthouse in the center of the roof plate create proportions very common for a building of this historic type and will roughly align with the turreted and mansard roofs of the adjacent row.

As the design and detailing continue to be developed, the compatibility of the building would be improved by selecting colors for the brick and trim that are based on the warm, complementary earth tones found in the historic district rather than the cold and contrasting colors of stark white and black.

Recommendation

The HPO recommends the Board find the concept design for additions and new elevations to the non-contributing building at 1844 3rd Street NW to be compatible with the character of the historic district and delegate final approval to staff.

Staff contact: Brendan Meyer