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

Property Address:	408-410 T Street NW	<input type="checkbox"/> Agenda
Landmark/District:	LeDroit Park Historic District	<input checked="" type="checkbox"/> Consent Calendar
		<input checked="" type="checkbox"/> Concept Review
		<input type="checkbox"/> Permit Review
Meeting Date:	April 28, 2022	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	22-181	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Howard University seeks concept review for a two-story rear addition to 410 T Street NW, which has been combined with 408 T Street and is a contributing property in the LeDroit Park Historic District. Plans were prepared by Cunningham | Quill Architects.

Property Description and Context

408 T Street was the residence of Walter Washington when he was elected as the District of Columbia's first elected mayor in 1974. He and his wife, Benetta Bullock Washington—a national leader in education policy—moved into her family's home at 408 T when they married in 1941. After her death in 1991, Washington acquired 410 T and combined it with 408.

408 T Street was built in 1895 by M.C. and J.F. Spelshouse and exhibits many late-Victorian building components typical of its era. A three-story house with mansard top floor is the backdrop for a robust projecting bay which projects through the mansard and is capped by a turret roof. At the ground floor an uncommon masonry porch three arches wide spans the full front of the house. The porch may not be original to the house, but even if it is not, it was built very soon after the house was finished and is an integral part of the character of the house. 410 T Street was built twenty years later in 1915 and is typical of the ubiquitous Colonial Revival rowhouses constructed from 1910 through the 1930s. Like many of those, 410 T was built with a frame porch of three Tuscan columns that no longer survives.

Proposal

The applicant proposes to remove the two-story rear porch from 410 T and replace it with a two-story addition 20 feet wide and 30 feet deep. The addition would extend to the same depth as 408 and be slightly narrower than the main block of the house giving the addition a rear-ell configuration. The front porch would be rebuilt to match historic photos (page 13).

The original windows for both houses are intact and safely secured inside the houses. Original windows will be restored and reinstalled or matched with new windows that replicate the historic configuration of these windows. The existing historic brick walls and porches of the houses and slate roofs will be restored.

The existing interior connection between the houses will be filled-in creating the opportunity for the houses to be subdivided apart onto separate lots like their original configuration.

Evaluation

Every aspect of the concept design is a compatible treatment for a contributing house in a historic district. The removed rear porch is not an important character defining feature and the new addition matches the size, scale, and form of its early 20th century house at 410 T Street. Additionally, the comprehensive preservation plan proposed for both houses is worthy of a landmark quality building like Walter Washington's mayoral residence.

Recommendation

The HPO recommends that the Board find this two-story rear addition to 408-410 Street NW in the LeDroit Park Historic District to be compatible with the character of the historic district, approve the concept design, and delegate final approval to Staff.

Staff contact: Brendan Meyer