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

Property Address:	1936 2nd Street NW	<input type="checkbox"/>	Agenda
Landmark/District:	LeDroit Park Historic District	<input checked="" type="checkbox"/>	Consent Calendar
ANC:	1B	<input checked="" type="checkbox"/>	Concept Review
		<input type="checkbox"/>	Permit Review
Meeting Date:	May 3, 2018	<input type="checkbox"/>	Alteration
H.P.A. Number:	18-301	<input checked="" type="checkbox"/>	New Construction
		<input type="checkbox"/>	Demolition
		<input type="checkbox"/>	Subdivision

The applicant, owner James Cornelius, seeks permit review for construction of a new two-story garage at 1936 2nd Street NW which is a contributing property in the LeDroit Park Historic District. Plans were prepared by the owner.

Property Description and Context

The property is an early 20th century rowhouse typical of the second phase of building in LeDroit Park which followed the original generation of large free-standing “villas” and Gothic Revival “cottages.” 1936 2nd Street is part of a row of nine houses designed by A.E. Landvoigt in 1913. The fronts of the row exhibit full width porches and slate mansard roofs with dormers. The rears consist of dog leg courts and sleeping porches in varying degrees of alteration, most porches having been enclosed. The lot, like most of the others on the square is exceptionally deep (150 feet). Existing garages are contemporary one-story structures and one new 15-foot tall garage at 1946 2nd Street approved by the Board in January 2017.

Proposal

The garage would be the full width of the lot (17 feet) and 17’-6” tall at the alley. The alley-facing elevation would be brick veneer up to ten feet then transition to composite siding. One vehicle door would be flanked by a pedestrian door, with three ganged windows at the second floor. A standing seam metal roof would have a low pitch rising towards the house to a height of 19’-8” twenty-six feet in from the alley. The east elevation facing the private rear yard have a steeply pitched roof with engaged shed dormer.

Evaluation

Historically, garages associated with rowhouses tended to be modest one-story structures with a single-bay opening for a vehicle, unornamented, and constructed of brick or at-hand utilitarian materials.¹ The proposed garage is somewhat taller than is typical of nearby historic examples (in order to accommodate a storage and work space on the second floor), and stylistically somewhat grander. However, while the components, materials, and roof form of the proposed garage effect a rich architectural character more often associated with mansion carriage houses, it is not incompatible with the character of the district.

Recommendation

The HPO recommends that the Review Board find that the proposed new garage at 1936 2nd Street NW compatible with the character of the historic district, consistent with the purpose of the preservation act, and delegate final approval to staff.

Staff contact: Brendan Meyer

¹ *The DC Historic Alley Buildings Survey* (2014), p. 22