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

Property Address:	1946 2nd Street NW	<input type="checkbox"/> Agenda
Landmark/District:	LeDroit Park Historic District	<input checked="" type="checkbox"/> Consent
ANC:	1B	<input checked="" type="checkbox"/> Concept
Meeting Date:	March 23, 2017	<input type="checkbox"/> Alteration
H.P.A. Number:	17-119	<input type="checkbox"/> New Construction
Staff Reviewer:	Brendan Meyer	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The applicant, Suzannah Codlin on behalf of owner Lawrence Braithwaite, seeks concept review for a new garage at 1946 2nd Street NW which is a contributing property in the LeDroit Park Historic District. Plans were prepared by ARC Consultants LLC. This was originally submitted as a permit application in error. It has been corrected to a concept application. If approved in concept, it will enter the permit design phase with staff and the code reviewers at the Department of Consumer and Regulatory Affairs.

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.” 1946 2nd Street is part of a row of four houses designed by George T. Santmyers in 1918. The row is set back slightly more than the row of 10 houses to the south, has simple full width front porches, and slate mansard roofs. The lot, like most of the others on the square is exceptionally deep (150 feet). This group of houses was originally built with rear sleeping porches which are all now enclosed. Only three nearby houses have garages and they are simple and utilitarian in size, form and material.

Proposal

The garage would be the full width of the lot (17 feet) and 14’-10” tall. The alley facing elevation would be brick veneer trimmed with a wood cornice at about 10’-0”. The garage would include parapet side walls and a mansard roof of synthetic slates. Side walls and the house facing elevation would be clad in an exterior insulation finishing system (EIFS). The vehicle door would be a roll-up door paneled to simulate swinging carriage doors.

Evaluation

Historically, rowhouse garages tended to be modest one-story brick structures with a single-bay opening for a vehicle; unornamented and constructed of utilitarian or at-hand materials.¹ A compatible garage at 1946 2nd Street NW can be built simply by being a gable roof brick structure tall enough to house a vehicle. Instead, the components, materials, and roof form of the proposed garage duplicate the formal roof and ornament of the front of the house. While this embellishment is not typical for garages in the historic district, it is not incompatible.² The building is somewhat taller than nearby historic examples in order to accommodate a large amount of loft storage. This height could comfortably be reduced if the Board found that revision necessary for compatibility.

Recommendation

The HPO recommends that the Review Board find that the proposed new garage at 1946 2nd Street NW would be compatible with the character of the historic district, consistent with the purpose of the preservation act, and to delegate final approval to staff.

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

² *Landscaping, Landscape Features and Secondary Buildings in Historic Districts* guideline (1997), p. 7, 10.