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

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Property Address: **1317 11<sup>th</sup> Street NW**  
Landmark/District: **Shaw Historic District**

Meeting Date: **December 5, 2019**  
H.P.A. Number: **#20-041**

Agenda  
 Consent Calendar  
 Denial Calendar  
 Concept Review  
 Permit Review  
 Alteration  
 New Construction  
 Demolition  
 Subdivision

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The applicant, Lock 7 Development, seeks concept review for construction of a four-story mixed-use building at 1317 11<sup>th</sup> Street NW. The existing building is a non-contributing property in the Shaw Historic District and would be demolished. Plans were prepared by Square 134 Architects.

### **Property Description and Context**

1317 11<sup>th</sup> Street NW is part of a row of nine, two-story houses built in 1977. They do not contribute to the character of the Shaw Historic District and exhibit many architectural details not consistent with the historic houses of Shaw. Rather than sitting uniformly on the front property line, the houses are setback from the front property line and alternately staggered. The pattern of unaligned fenestration differs from the aligned fenestration of historic rowhouses. The continuous mansard roofs are disproportionately large and plain compared to historic examples found in Shaw.

### **Proposal**

The proposal is the same concept and by the same development team which was approved by the Board in March 2019 for 1313 11<sup>th</sup> Street. The two designs differ in detail only. The current house at 1317 would be demolished and replaced with a four-story rowhouse with a projecting bay. The fourth story is expressed as a mansard roof with dormers. The façade would align on the front property line and have a two-story bay projecting into public space. The front elevation is rendered in brick and the curved bay in metal. The entrance would be raised above the street to accommodate a raised basement and basement entrance.

### **Evaluation**

Questions of design and preservation principles regarding compatibility for 1317 11<sup>th</sup> Street were essentially determined by the Board's approval of the same concept design for 1313 11<sup>th</sup> Street.<sup>1</sup> The existing row of houses does not contribute to the character of the historic district, and the concept design for 1317 produces an acceptable contemporary version of a Victorian rowhouse that is compatible with the general character of the Shaw Historic District.

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<sup>1</sup> 1313 11<sup>th</sup> Street NW, HPA 19-145, April 4, 2019, "The Board found a concept to demolish 1313 11th Street NW and build a projecting bay rowhouse with mansard roof and two-story projecting bay to be compatible with the character of the historic district, consistent with the purpose of the preservation act, and that final approval be delegated to staff." Vote:8-0

**Recommendation**

*The HPO recommends that the Board find the concept to demolish 1317 11<sup>th</sup> Street NW and build a new four-story, projecting bay rowhouse to be compatible with the character of the historic district, consistent with the purpose of the preservation act, and that final approval be delegated to staff.*

*Staff contact: Brendan Meyer*