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

Property Address:	1318 10th Street NW	<input type="checkbox"/> Agenda
Landmark/District:	Shaw Historic District	<input checked="" type="checkbox"/> Consent Calendar
ANC:	2F	<input type="checkbox"/> Denial Calendar
		<input checked="" type="checkbox"/> Concept Review
Meeting Date:	September 28, 2017	<input type="checkbox"/> Alteration
H.P.A. Number:	#17-596	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Brendan Meyer	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The applicant, owner Brason Properties LLC, seeks concept approval to demolish the existing non-contributing building and build a new 3 story rowhouse with 2-story projecting bay, 2-unit building at 1318 10th Street NW. Plans were prepared by Project 308 Design, PLLC.

Property Description and Context

The houses on this block of 10th Street are a menagerie on individually built rowhouses. As a group they represent many different eras and styles found within the period of significance of the historic district, 1833-1932. The current building on the site was built in the 1980s based on building permit and construction document records provided by the applicant.

Proposal

In place of the non-contributing building the applicant proposes a traditionally styled three-story brick rowhouse with 2-story brick bay. Fenestration is organized in three equal bays across the façade consisting of punched opening one-over-one sash windows. Simple brickwork augments the façade with stringcourses, soldier-course headers and a corbeled cornice. The rectilinear plan produces a building 54 deep with full width rear façade clad in fiber cement panels. A roof deck and green roof, setback 8'-0" from the front property line, is accessed by a sliding roof hatch that does not require a penthouse to enclose any stair overrun.

Evaluation

The concept design meets the Board's design guidelines for new construction on nearly every principal: setback, orientation, scale, proportion, massing, height, materials, color, roof shape, and details & ornamentation.¹ As a contemporary version of a traditional Washington rowhouse, the concept design fits comfortably within the row. Small but important details in brickwork, window proportion, and the dimensions of the projecting bay are fundamental to producing this effect. The dimensions and massing of the building, though larger than its neighbors, is not incompatible with the streetscape or alleyscape. The cornice of the front façade aligns with the cornice to the north. The alley has undergone several interventions of modern townhouses and a parking lot which have all but erased a coherent rhythm of rowhouse rear wings which is often a decisive factor in determining the historic integrity of an alley. Without this integrity, the massing and size of the concept will have a negligible impact on the character of the historic district. The roof deck avoids common missteps of visibility and massing by selecting an access device that does not require a penthouse and by pulling back the deck and green roof from the front façade assuring that neither will be visible 10th Street.

Recommendation

The HPO recommends that the Review Board determine 1318 10th Street to be a non-contributing building in the Shaw Historic District, find the concept for a new 3 story rowhouse with 2-story projecting bay, 2-unit building compatible with the character of the historic district, and delegate final approval to Staff.

¹ *New Construction in Historic Districts* (1997)