
HISTORIC PRESERVATION REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Property Address: **1320 10th Street NW**
Landmark/District: **Shaw Historic District**
ANC: **2F**

Meeting Date: **December 18, 2014**
H.P.A. Number: **#15-091**
Staff Reviewer: **Brendan Meyer**

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The applicant, Patrick Jones on behalf of owner Jarek Mika, seeks concept approval for a third floor addition on top of an existing rear wing and roof deck at 1328 10th Street NW in the Shaw Historic District. Plans were prepared by Patrick Brian Jones PLLC.

Property Description and Context

The house at 1328 10th Street NW is a three-story, flat-front brick row building with a one-story projecting bay. The generously proportioned front façade is one of the most prominent on this block and is richly decorated with metal window hoods and an intricate wood cornice of brackets and Victorian dentils. The building was likely built between 1870-1875 based on the absence of a building permit and the general form and style of the rowhouse. The original rear wing is still present. It is a simple two-story brick structure with a shallow shed roof pitched towards a dogleg court on the east side of the lot. By itself, the rowhouse exhibits a classic massing (three-story main block, two-story rear wing and dogleg court), but the adjacent and surrounding alley context has been much altered by demolitions and contemporary in-fill construction.

Proposal

The proposal consists mostly of the addition of a third floor on top of the two-story rear wing. On its south elevation over the dog-leg court it would be clad in horizontal siding and be setback slightly to provide a balcony along the length of the wing. The end of the third floor addition, facing the alley, will be brick to match the historic wing. A roof deck is included on top of the new third floor that would be accessed by a stair penthouse at the rear of the main block of the rowhouse. Other than the stair penthouse, no alteration or addition is proposed for the uppermost roof of the house over the main block.

Evaluation

The scope, scale and location of the addition are substantially compatible with the massing of the rowhouse and the surrounding character of the historic district. Historically, expanding rowhouses has been achieved by adding to rear wings, either in length, width or height. This is the general approach of the proposal for 1328 10th Street. By restricting the addition to the top of the rear wing a fundamental rowhouse expression—the dogleg court—is preserved. Another positive feature is that the siding of the addition will differentiate the new from the old and allow the historic size of the original rear wing to be apparent. The penthouse stair at the rear of the uppermost roof will provide access to the roof deck on top of the rear wing but will be hidden from view from 10th Street by a pre-existing party wall parapet on the adjacent modern house. The small change to the massing of the rowhouse posed by the penthouse stair is low, insubstantial and generally in keeping with the utilitarian character of the alley.

Recommendation

The HPO recommends that the Review Board find the concept for a 1-story addition on top of the rear wing at 1320 10th Street NW, plus roof deck, to be generally compatible with the character of the historic district on the condition that the penthouse not be visible from 10th Street NW.