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

Property Address: **1329-1335 11th Street NW**
Landmark/District: **Shaw Historic District**

Meeting Date: **June 30, 2022**
H.P.A. Number: **#22-236**

(**x**) Agenda
() Consent Calendar
() Denial Calendar
(**x**) Concept Review
(**x**) Alteration
() New Construction
() Demolition
() Subdivision

The applicant, Jim Foster on behalf of Casey Development, seeks concept approval for a three-story rear addition and roof addition to 1329 - 1335 11th Street NW. All four houses have been combined into a single lot and are contributing buildings to the Shaw Historic District. Plans were prepared by Arcadia Design. The Board heard and approved a very similar concept for this row for a different owner in 2017 and renewed its approval of that concept in 2019.

Property Description and Context

The four subject houses are part of a row of five houses that were built by L.S. Chapman in about 1870.¹ The date of construction predates reliable building permit records, but the row is attributable to Chapman through contemporary newspaper accounts. Chapman was a prolific carpenter and real estate speculator in this part of the city for about ten years after the Civil War. The houses reflect a period of development which predates the development of the eponymous projecting bay rowhouse. The houses were originally three stories on a terrace above the current grade of 11th Street. The houses are 40 feet deep and were not built with rear wings which is slightly unexpected but not unusual for the time period. Rear wings have never been added to the four houses. The unattached south party wall of 1329 has been reconstructed and much of the original framing that remains in the wall assemblies will likely need to be replaced. The other houses show better structural conditions and with the exception of isolated deterioration in the vicinity of plumbing stacks, much of the original framing and load bearing walls can be retained.

Proposal

Like the previous concept, this concept calls for a three-story, 28 foot deep rear addition to match the height of the existing row. The new rear elevation would be organized by traditional fenestration and inset balconies modulated to match the widths of the houses and, in this way, incorporate a substantial portion of the row's party-walls and other load-bearing features to be preserved and reused. The new portions of south and east walls are rendered as stucco on top of a basement level shown in brick. Also like the previous concept, a penthouse roof addition is proposed which would be setback from the front, rear and south elevation, but some visibility will appear above the south party wall.

The reconstruction scheme for the front terrace is a slight improvement over the previously approved concept. This proposal shows that the full length of the public space will be raised with a new stone retaining wall and terrace and that the hodge-podge remnants of entrance steps will be replaced with four sets of new, matching metal steps.

¹ The fifth house in the row, 1337, is on the corner of O Street and is owned by a different party.

Evaluation

Much like the previously approved concept this concept substantially retains the structure of the houses, produces a rear addition of compatible size and shape, and reconstructs the missing raised terrace which was original to this row. The existing front steps have lost most of their original components and so no longer contribute to the character of the properties. Their replacement with new metal steps is a compatible option.

A flag test conducted by staff with the applicant showed that the penthouse addition will not be visible above the front cornice, but will project noticeably above the existing unattached south party wall (see figures 1 and 2). The concept shows that the stepped parapet of this wall would be leveled and raised to match the height of the front cornice. This is a slight alteration with little impact on the character of the row and would screen a small portion of the new penthouse, but the penthouse would still clearly project above the houses and fundamentally alter the profile of the houses as viewed from the south. Like the previous approved concept, the Board should make reduction of penthouse visibility, by height reduction or farther setback, a condition of approval of this concept.

Recommendation

The HPO recommends that the Review Board find the concept for a three-story rear addition, penthouse addition, and terrace reconstruction at 1329-1335 11th Street NW be compatible with the character of the Shaw Historic District on the condition that the penthouse not be visible from the 11th Street right-of-way, and delegate final approval to Staff.

Staff contact: Brendan Meyer



Figure 1. No visibility over front cornice, June 1, 2022



Figure 2. Visibility over south elevation, June 1, 2022