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

Property Address: **1407 10th Street NW**
Landmark/District: **Shaw Historic District**
ANC: **2F**

Meeting Date: **March 22, 2018**
H.P.A. Number: **#18-250**

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

The applicant, R Street Development, seeks concept approval for a 1-story addition to a 2-story wing behind a 3-story rowhouse at 1407 10th Street NW, a contributing property in the Shaw Historic District. Plans were prepared by Trout Design Studio.

Property Description and Context

This block of 10th Street is typical of the Shaw Historic District and consists of 2 and 3 story rowhouses from multiple periods of development. 1407 10th and the five houses to the north (1409, 1411, 1415, 1417, and 1419) present at first glance as typical--if esoteric--rowhouses. They are in fact the oldest houses on the street, originally built between 1850 and 1870 as three pairs of semi-attached houses set back from the street. 1409 and 1417 still show their original front facades and front yards. Permit records and aerial photos show that the front sections of 1407, 1411, and 1415 are front additions that date generally to the 1890s. The rear massings of this group of houses (except for 1419 which was razed and rebuilt in the 1890s) are not rear wings, but in fact the original houses.

The original house at 1407 now functions as a rear wing to the later front addition. The two building sections abut but have no internal connection. Staff conducted a site visit with the applicant and architect to investigate the integrity of the 1850-1870 section of the house. Little integrity from that time period remains: the original front elevation is buried (presumably in an interior wall, the south elevation along the alley has been refenestrated with multiple new window openings, and the interior structure has been almost entirely removed.

Proposal

The plans call for removing the low-slope roof of the old house and adding a 1-story addition on top of it. The addition would match the width of the section below, be offset from the rear wall of the front addition by 10 feet, and setback from the rear wall of the old house by 8 feet. It would have a flat roof and be clad in metal panels effecting a pattern of 12 inch clapboards. The south elevation will have incompatible materials stripped away, window opening relocated and increased in height, and a basement entrance and stair inserted between the elevation and the alley enclosed by horizontal cable railing system.

Evaluation

The proposed addition is compatible with the historic district in terms of setback, orientation, scale, proportion, rhythm, massing and height. The other rowhouses of the row exhibit a typical massing for a rowhouse where rear wings match the height of main blocks. This addition would achieve a similar massing and height. The offset from the front addition creates an unexpected gap between building sections, but this condition is not in a prominent location. From the 10th Street right-of-way the addition will be visible above the house at 1409 (see sheet A-18), but it will be insubstantial and appear as a distant building in the interior of the square.

Recommendation

HPO recommends that the Board find the concept for a one-story addition to the two-story wing at 1407 10th Street NW 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.

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