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

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Landmark/District:	<b>Striver's Section Historic District</b>	<input checked="" type="checkbox"/> Agenda
Address:	<b>1729 T Street NW</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>March 22, 2018</b>	<input type="checkbox"/> Alteration
Case Number:	<b>18-249</b>	<input checked="" type="checkbox"/> New Construction
		<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Will Teass, representing property owner 1729 T Street TF LLC, seeks conceptual design review for construction of a new row house at 1729 T Street NW.

Currently standing at 1729 T is a two-story, brick row house constructed in 1978 that is a non-contributing structure to the historic district. The new construction is contingent on a raze of the existing property at 1729 T.

### **Proposal**

This project proposes to construct a new three-story plus basement and penthouse row house in place of the existing non-contributing 1978 structure. The new building will have an oriel projection and feature two bay openings at each floor.

### **Evaluation**

Compatibility for this project is achieved by appropriate height, massing and scale in relation to the existing structures on the block. While the penthouse will be taller than the neighboring structures to the east and west, its set back from the parapet wall at the front façade will mitigate this addition height as seen from public street views. The new construction is also massed and oriented in fitting manner by pulling the front façade forward to the building lot line, flush with the neighboring structures. The rear of the new construction will not extend beyond the rear footprint of the neighboring structure, on what is a relatively deep lot.

Compatibility of rhythm and proportion could be improved by reorienting the windows in a more rectangular, rather than square, fashion, placing more of an emphasis on the verticality of the window openings and glazing. This would better relate to the general window characteristics of the bulk of the surrounding structures on the street and could also improve the proportions between window openings on the front façade.

The proposed front stair and basement entryway should be rearranged to better conform to the Board's guidelines. As is outlined in the guidelines, basement entryways should be subordinate to the primary entryway with minimal exposure of the foundation. As proposed, the front areaway is too large and complicated, creates an imbalanced relationship between the front entryway, the basement

areaway, and the street. Specifically, the guidelines suggest a depth less than 5 feet and a projection of no more than 3 feet to reduce the prospect of excessive amount of railings to meet code requirements. Large areaways that create an outdoor living space are generally discouraged.

**Recommendation**

*The HPO recommends that the Review Board find the concept for new construction to be not incompatible with the character of the historic district, and delegate final approval to staff on the condition that the front window configuration and basement areaway and front stoop be revised as outlined above.*

*Staff Contact: Michael Robb*