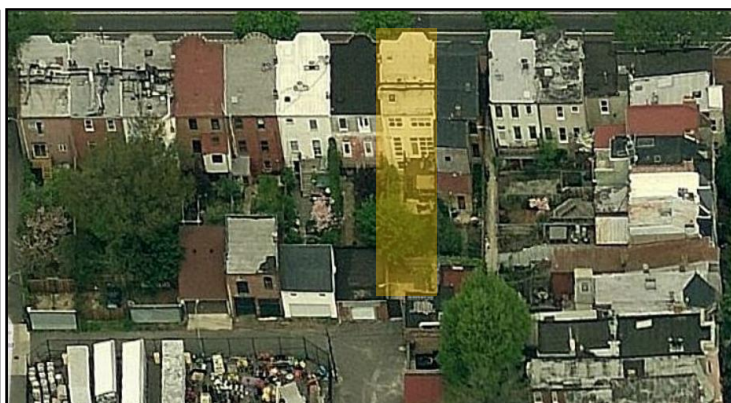
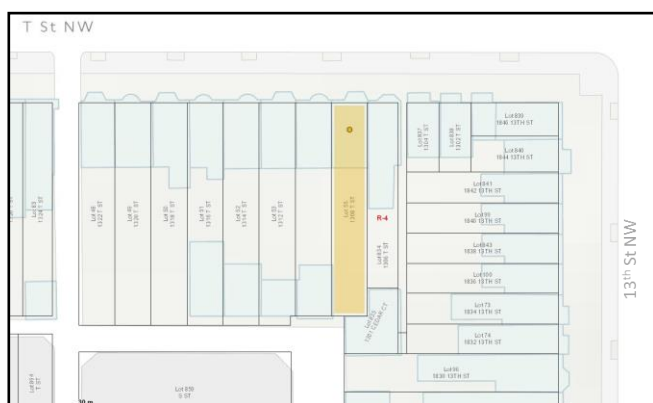


HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Property Address:	1308 T Street NW	Agenda
Landmark/District:	U Street Historic District	X Consent Calendar
Meeting Date:	December 17, 2015	X Concept Review
H.P.A. Number:	16-096	Alteration
Staff Reviewer:	Anne Brockett	X New Construction

Owners William Batchelor and William Smith seek the Board's review of a concept to add a garage at the rear of their house in the U Street Historic District. The house is one of eight Victorian rowhouses built in the early 1880s. Most of the houses facing onto T and 13th Streets have alley buildings, including 1-story garages and 2-story carriage houses as well as a number of modern electric roll-up gates.



Project Description

The proposal would add a free standing garage, roughly 19 feet square, and constructed of frame with a Viroc panel veneer to imitate stucco. Set back 5' from the alley and the existing alley gate, the garage would stand 13' high, sloping up to a height of 15' at the highest point. A secondary lower roof would extend further toward the rear of the house, allowing the wall above to be used for clerestory windows to light a storage space above parked cars. The garage would be open at both ends.

Evaluation and Recommendation

Historic map research reveals that the wide (30') alley that terminates at the subject property formerly provided frontage for alley dwellings and access to the named alley, Cedar Court, which ran through the center of this square. By 1888, all of the buildings in 1300 block of T Street, as well as those facing onto 13th Street, had accessory alley buildings. At that time, 1308 shared a 1-story shed with 1310 T Street. By 1903, both abutting alley lots had 2-story buildings on them, while the subject lot maintained a 1-story structure. While some of the alley buildings remain, others have been removed over time, including the one at 1308.

Because of the historic presence of an alley structure on this lot and given the context of alley buildings and gates of various vintages, a new garage with storage has historical precedent and would be compatible with its context. The form, massing, materials, and height are appropriate for an alley building and will not detract from the character of the historic district.

The HPO recommends that the Board find the proposal compatible with the historic district and consistent with the purposes of the preservation act and that final approval be delegated to the staff.