

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

Property Address:	1007 S Street, NW		Agenda
Landmark/District:	Greater U Street Historic District	X	Consent Calendar
Meeting Date:	June 23, 2016	X	Concept Review
H.P.A. Number:	16-395		New Construction
Staff Reviewer:	Anne Brockett	X	Alteration

Owner Karen Tramontano, working with architect James Martin, seeks the Board's review of a concept to construct a carriage house-like structure on the alley behind her home. The house is one of five built on spec by J.E. Handley in 1876.

Project Description

The project would introduce a two story alley structure at the rear of the property designed to emulate a historic carriage house. With a family room and den above, the building would be constructed of brick with a blind arch at the first floor, resembling a large carriage or garage entrance with a standard sized door opening next to it. On the second floor punched openings of different sizes recall the typical fenestration on such buildings. Facing the rear yard, the building takes on a more residential appearance with stucco cladding, symmetrically placed French doors, and residentially-scaled ganged windows.

Evaluation and Recommendation

The alley where this building would be located is a short one, bifurcating the triangular block formed by S Street, 10th Street, and Vermont Avenue. The rear of the subject house is currently visible from the Vermont Avenue side, as would be the the new building. However the alley has historically included two- story alley structures at either end, both dating to before 1888. The one at the Vermont Avenue entrance to the alley still remains, although the other at the 10th Street alley entrance has been replaced by non-historic housing. The subject house and its contemporary mates were constructed with 1-story sheds at the alley.

Given this context, as well as the thoughtful carriage-house-like design, the proposed construction is a appropriate introduction to the historic district. It is not clear on the plans how the false arched opening would be detailed, but the HPO recommends a recess in the brock construction of at least an inch to create a true illusion of an infilled opening. Further, the HPO recommends the use of brick rather than stucco on the visible west side wall. With these changes, the new building is compatible with the historic district in form, massing, materials, and details.

The HPO recommends that the Board approve the concept as compatible with the historic district and consistent with the purposes of the preservation act with the considerations noted above, and delegate final approval to staff. HPRB approval shall not be construed as endorsement for any necessary zoning relief.