

HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Property Address:	1341 T Street NW		Agenda
Landmark/District:	U Street Historic District	X	Consent Calendar
Meeting Date:	April 28 th , 2022	X	Concept Review
H.P.A. Number:	HP 22-235	X	Alteration Subdivision

Owner Jordan Rosenstadt seeks the Board's review of a concept for a third story rear addition and renovation of a carriage 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 several modern electric roll-up gates.

Project Description

The proposal calls for the demolition of a one-story rear addition and the interior framing of the residential property and the garage. The plans propose a three-story rear addition with a roof deck and penthouse stair access. The addition will extend 17' from the main block and constructed of metal frames and panels. The roof penthouse will be 6'8" tall with full length windows and steel railings. The carriage house yard elevation proposes a new steel frames double French doors with wood windows. The carriage house alley elevation will re-use the existing steel lintels above new door openings. The existing bullnose brick will be retained and installed around the new brick pier. The new doors are proposed to be like existing. The second floor proposes all new double hung aluminum clad wood windows in the existing opening.

Evaluation and Recommendation

The addition style and massing are compatible given the variety of lengths neighboring rear additions have in the 1300 T Street block. The penthouse enclosure will be non-visible from a considerable distance along T Street. As the proposal calls for substantial demolition of the interior framing, HPO recommends the applicant work to retain a majority of the interior bearing walls on the first and second floor in the residential building. The renovation of the carriage house is appropriate however HPO recommends the applicant retain the hayloft doors at the second-floor (converted to an exterior shutter) and the hoist pulley above. As the design moves toward permitting, the applicant should continue working with staff and conduct a flag test and adjust any visibility prior to permit submission.

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.

Staff Contact: Imania Price