

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

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Property Address:	<b>1737 11<sup>th</sup> St NW</b>	Agenda
Landmark/District:	<b>U Street Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>November 15<sup>th</sup>, 2018</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>HPA 19-042</b>	<b>X</b> Alteration Subdivision

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Architect Teass/Warren, representing the owner, seeks conceptual design review for demolition of a rear garage and exterior alterations to a contributing building in the U Street Historic District. The three-story brick rowhouse was built in 1899 by architect Louis Stutz and is the lone three-story house in a row of two-story houses. The building is flanked by an alley on the north and two-story buildings to the south.

**Proposal**

The project calls for demolishing the attached rear brick garage, interior alterations to convert the building into two units, alteration of the north (alley) elevation windows, and construction of two non-visible roof decks. The garage will be converted into a parking pad with a roll-up door surrounded by a 7' high fence. The interior renovation calls for the demolition of framing for construction of an elevator, stairs, and rear mezzanine. On the north elevation, 5 existing window openings would be infilled with brick; the remainder of the windows on this elevation and on the other elevations would be replaced with aluminum clad wood units. The roof decks stairs are proposed to be inset into the building with a hatch opening. The railings would not be visible from the side and front street views. The rear elevation alteration proposes a large two-story glass opening with three punched window openings at the third-floor level.

**Evaluation**

The brick garage is not a contributing feature to the historic property and is in a deteriorated state. The extent of removal of the interior structure does not constitute demolition under the preservation regulations and the blocking up of some of the side windows is consistent with the guidelines for secondary window alterations. As the roof decks will not be visible from public street view, they are consistent with the Board's standards. However, the wood windows on the front of the property are intact and should either be either retained or replaced with non-clad wood.

**Recommendation**

*The HPO recommends that the Review Board approve the concept for the garage demolition, secondary window alteration, and non-visible roof deck with the condition the mechanical roof units are also non-visible and the front wood windows remain as wood, and delegate final approval to staff.*

Staff Contact: Imania Price