

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

Property Address:	1825 13th Street NW	Agenda
Landmark/District:	U Street Historic District	X Consent Calendar
Meeting Date:	November 19, 2015	X Concept Review
H.P.A. Number:	16-050	New Construction
Staff Reviewer:	Anne Brockett	X Alteration

Owner Gary Hyde, working with Ellison and Benjamin Architecture, seeks concept review to substantially alter a non-contributing building in the U Street Historic District. The building was built in 1951 as a rooming house attached to the owner's adjacent historic rowhouse. The proposal will separate the two buildings, with the non-historic portion converted into a freestanding 6-unit condominium building.

Project Description

The proposal would demolish the northernmost 11 feet of the rooming house, separating it from the adjacent home by a courtyard, through which residents will access the building. Some of the building's mass would be shifted to the rear with a shallow addition and rear decks. The façade of the building will be significantly modified to present a more historicist elevation on 13th Street. The brick façade will feature two bays flanking a central entrance. The bays will stand two stories above grade with terraces atop, enclosed with brick and metal railings. The mansard roof will feature peaked projections over the door openings at each bay and over a smaller central window.

Materials will be brick with precast brownstone trim, rusticated at the basement level and smooth for belt courses and headers above. The roof will be clad in synthetic slate and windows will be 1/1 sashes, which are paired in the bayfronts.

Evaluation

Overall the proposal represents a compatible introduction into the historic district. In scale, form, proportions, fenestration and materials the new façade is compatible with historic buildings in the area.

As the plans continue to be developed, the following refinements and adjustments are recommended:

- The arched transoms over the front balcony doors should be eliminated and the roof lowered;
- It appears that the roof deck can sit lower and the stair tower height could be reduced accordingly;
- The stair tower should be clad in brick;
- The side parapets could be extended up in lieu of an additional deck railing. Alternately, they could slope rearward or be stepped down toward the rear and the deck railing pulled modestly in from the exterior wall to reduce its visibility.
- The side entrance gate should be simplified.
- Refinement is needed in the design of the pediments within the roof and the numerous belt courses, reducing some of these to simple sills or headers.
- The basement windows should be consistent in width with the windows above.
- The basement areaways and window wells should be kept to a minimum, while allowing also for placement of electric and gas meters within these areas.

- The material treatment of the newly exposed side wall of the rowhouse will need to be identified, and material samples for this wall and the elevations of the condo building coordinated with HPO.

Recommendation

The HPO recommends that the Board find the concept to be compatible with the U Street Historic District and consistent with the Act with the incorporation of the comments above. The HPO further recommends delegation of final review to staff. The Board's recommendation should not be constructed as endorsement for any necessary zoning relief.