

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

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Landmark/District:	<b>U Street Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>1828 15<sup>th</sup> Street NW</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>May 3, 2018</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>18-302</b>	<input type="checkbox"/> New Construction

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**Property Description**

Applicant Megan Downey seeks concept review for construction of a two-story rear addition and a carriage house in the U Street Historic District. The property is a two-story brick rowhouse built c. 1878. The primary façade has a one-story projecting bay and punched windows with stone sills. The property was built as one in a row of identical brick houses.

Currently the property has no structure at the rear of the lot, which faces an alley that runs north-south from Swann to T Street. The alley entrance at Swann Street is marked by a large four-story apartment building that extends the entire lot; several of the houses in this row have garages, including a two-story garage on the adjacent property to the north.

**Proposal**

The plan calls for the construction of a two-story rear addition with a 5' side court and extends ten feet and is within the footprint of the adjacent property. The addition will replicate the punched windows with brick lintels and a large glass sliding door on the first floor. The two-story garage would be constructed at the rear of the property. The garage will be approximately 20' in height, clad in brick, and feature three one-over-one double hung windows with arched brick headers at the second floor and a garage door at the first floor. The roof is sloped toward the rear yard. The rear yard facing façade will be clad in brick and features a large two-story arched window and doorway.

**Evaluation**

Due the close proximity to the alley entrance to Swann Street, the alley façade of the would be slightly visible from the street. As it will be seen in context with the four-story rear elevation at 1822 and one- and two-story garages, the height and massing will be compatible with its context. The building's use of brick, and its simple sill and lintel detailing are compatible with the character of the alley and with the historic district in general.

**Recommendation**

*HPO recommends that the Board find the concept to be compatible with the character of the historic district and delegate final approval to staff.*

*Staff Contact: Imania Price*