

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

Landmark/District:	U Street Historic District	(X) Agenda
Address:	1901 12th Street NW	<input type="checkbox"/> Consent
		<input type="checkbox"/> Concept
Meeting Date:	October 26th, 2017	(X) Alteration
Case Number:	17-653	<input type="checkbox"/> New Construction
Staff Reviewer:	Imania Price	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant V.W. Folkes, on behalf of owner Matthew Delaney, seeks permit approval for installation of a double door on the side elevation of a corner house in the U Street Historic District. The front of the house faces 12th Street; the side elevation faces and is visible from T Street.

Property Description

The property is a two-story frame building with a stucco façade and capped by a gabled tin-clad roof. It is the end unit in a row three identical houses that date from 1874. The T Street side elevation has three six-over-one windows, with a small kitchen window towards the rear.

Proposal

The plan calls for removing the second side elevation window and widen the opening to accommodate a set of French doors. The new doors will be 7'6" in height and 5'8" in width.

Evaluation

HPO had previously approved a proposal by the applicant for converting the window to a single door opening as a compatible alteration. The approved opening provided the side access sought by the applicant while still being compatible for a street-facing elevation. However, the larger French door opening would not be compatible for a visible side elevation for this type of modest frame building; it is the type of opening and door type that should only be installed on a secondary elevation that this not visible from street view.

Recommendation

The HPO recommends that the Board find issuance of the permit inconsistent with the purposes of the preservation act as it would result in an alteration that is incompatible with the character of the house and the U Street Historic District.