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

Landmark/District:	U Street Historic District	<input type="checkbox"/> Agenda
Address:	1311 S Street NW	<input checked="" type="checkbox"/> Consent
		<input type="checkbox"/> Alteration
Meeting Date:	July 27/Aug 3, 2023	<input checked="" type="checkbox"/> New construction
Case Number:	HPA 23-430	<input checked="" type="checkbox"/> Concept

Anderson DC Holdings LLC, working with architect Julian Hunt, seeks the Board’s review of a concept to construct a carriage house-like garage on the alley behind the property in the U Street Historic District. The house is one of three built by Charles Martin in 1887.

Project Description

The project would introduce a two-story alley structure at the rear of the property designed to emulate a historic carriage house. With an accessory dwelling unit on the second floor, the building would be constructed of brick, resembling a large garage entrance with a standard sized door opening next to it at the alley. Facing the rear yard, the building continues in brick with residentially scaled ganged windows on the second floor and a residential entry door.

Evaluation and Recommendation

The alley where this building would be located is at the end of the alley formed by S Street, T Street, and 13th Street. The rear of the subject house is currently visible from the S Street through the side yard created by the adjacent DC DPR building as would be the new building.

This alley has historically included two- story alley structures dating to before 1888. Given this context, as well as the simple design, the proposed construction is an appropriate introduction to the historic district. It is not clear on the plans how the false punched window opening would be detailed, but HPO recommends a recess in the brick of at least an inch to create a true illusion of an infilled opening. HPO recommends inseting the brick similarly at the trellis on the visible garden wall. With these changes, the new building is compatible with the historic district in form, massing, materials, and details.

The HPO recommends that the Board approve the concept as compatible with the historic district and consistent with the purposes of the preservation act with the considerations noted above, and delegate final approval to staff.

Staff contact: Imania Price