

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

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Property Address:	<b>1717 11<sup>th</sup> Street NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>U Street Historic District</b>		Consent Calendar
Meeting Date:	<b>November 15, 2018</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>18- 673</b>	<b>X</b>	Alteration
		<b>X</b>	Subdivision

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Property owner Monisha Deka requests that the Board review the building history of 1717 11<sup>th</sup> Street NW and to declassify the property as a contributing building to the historic character of the U Street Historic District.

**Evaluation**

A contributing building or structure is defined by the preservation regulations as a building, structure, or site located within a historic district that adds to the district’s sense of time and place and historical development (DCMR 10-C, Chapter 99: Definitions). A building or structure is evaluated by comparison with the established historic significance and physical attributes of the overall district or landmark, and the determination of whether a building or structure contributes to the district’s historic significance is based on information such as date of construction, function, associations, and physical characteristics.

The following considerations apply when determining whether a property meets the definition of a non-contributing building, structure, or site: (a) a building or structure does not add to a district’s sense of time and place and historical development if its qualities of location, design, setting, materials, workmanship, feeling and association have been so altered or are so deteriorated that the integrity of the property is irretrievably lost; (b) a building or structure does not share the historic associations or historic architectural qualities for which a district is significant if it does not date from the district’s period of significance, does not relate to its documented significance, or no longer possesses historic integrity due to changes since the period of the significance.

The earliest buildings remaining in the U Street Historic District date from the Civil War era, after the construction of streetcar lines along 14th Street opened the area up to speculative development. These buildings have flat facades with limited decorative detailing. They were typically built individually, in pairs or in small groups. While influenced by the Italianate style, most of the earliest houses are quite spare in their use of ornament, representing a builder's vernacular interpretation of the style. These buildings are typically of frame construction, clad with painted clapboards. Over time, some of these houses have been faced with stucco.

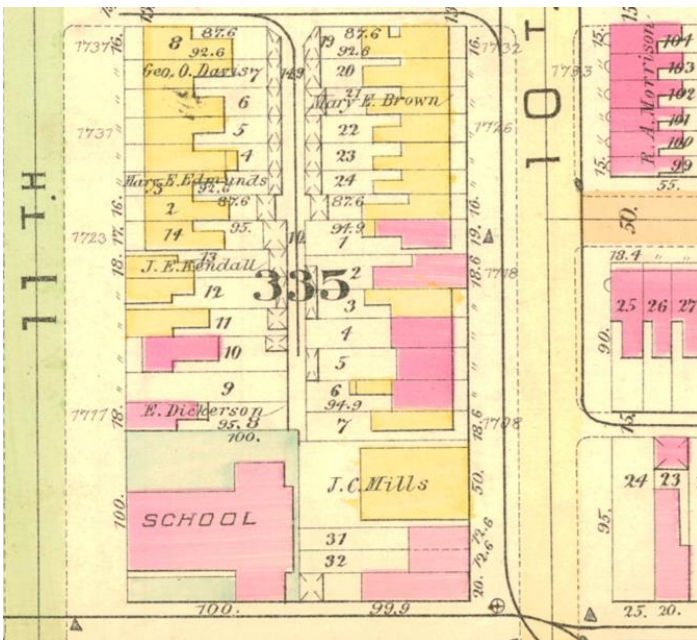
Although 1717 has been somewhat altered, the two-story framed house dates to the 4<sup>th</sup> quarter of the 19<sup>th</sup> century and still reflects that era of building construction in its massing, style and details. The house was built by 1887 as a frame building with a rear ell, as shown on the 1887 G.M. Hopkins Map (below). It was likely built many years earlier, probably during the early 1870s, prior to the building code prohibition in the District on wood-clad construction enacted in 1877. The house may also have been just two, rather than three bays wide. The 1903 Sanborn map shows the building with a single-

story passage on the south (right) side leading to the rear of the lot. This passage was later raised to two full stories, which would explain the different width of the bay today. Throughout the early 20<sup>th</sup> century, the building footprint of the house remained the same as did the lot number. Sometime before 1932, the house appears to have been covered in stucco and is identified as such on the 1932 and the 1965 Baist plats. At least one wall remained stucco in 2008, as shown on an appraisal report supplied by the owner. At some point, the stucco on the façade was removed, the façade was re-faced with the cedar weatherboard siding, and the original windows were replaced with those that exist today. The building was identified as contributing to the character of the U Street Historic District in the National Register nomination approved by the Board when the district was designated in 1998.

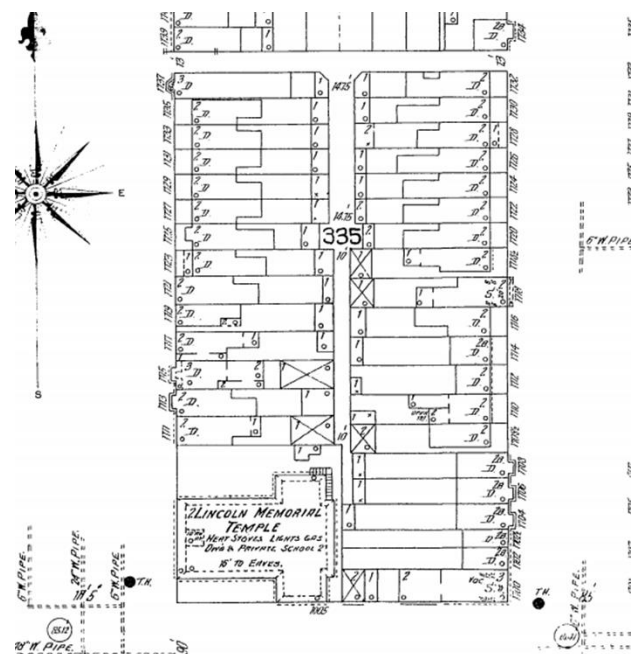
The building at 1717 11<sup>th</sup> Street was constructed within the period of significance for the historic district and retains its qualities of location, design, setting, materials, workmanship, feeling and association. While the building’s alterations illustrate that it has evolved and been expanded over time, these are not uncommon alterations for an early frame building, do not detract from the historic character of the house, and do not result in a loss of integrity sufficient to have it classified as “non-contributing.”

**Recommendation**

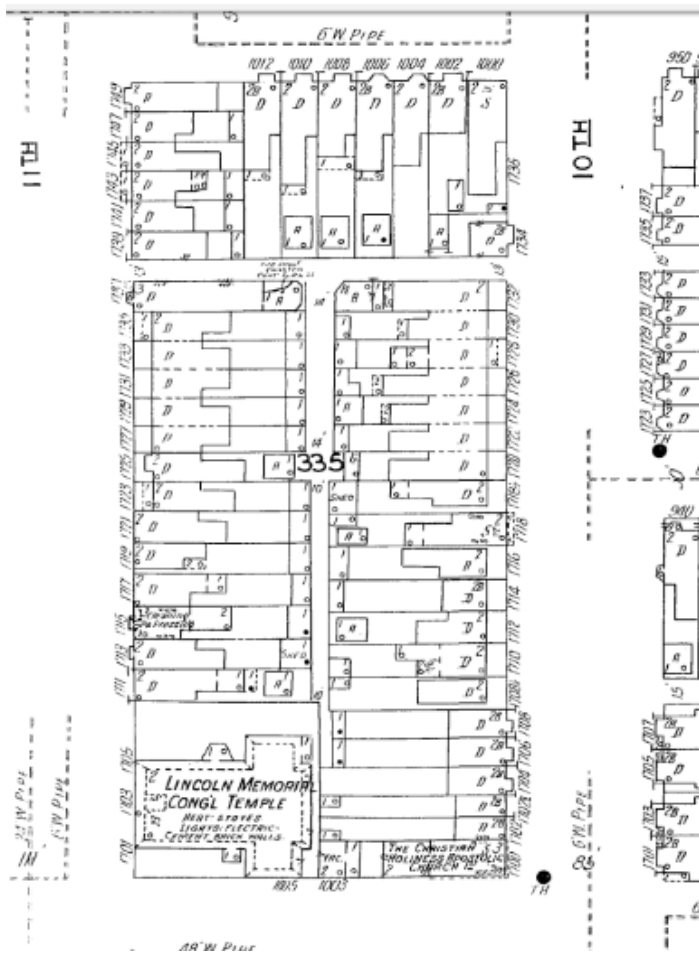
*The HPO recommends that the Board reaffirm the listing of the building in the National Register nomination for the U Street Historic District as a contributing building, as the structure adds to the district’s sense of time and place and historical development and shares the historic architectural qualities for which the district is significant.*



21. 1887 Hopkins showing 1717 11th Street (lot 11) as frame building with rear ell



12. 1903 Sanborn showing 1717 as 2-story dwelling with 1-story side passage at south side



33.1919 Baist Map showing 1717 11th Street as frame dwelling with rear ell

43.1927 Sanborn Map showing 1717 11th as 2-story frame dwelling with rear ell

Staff Contact: Imania Price