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

Landmark/District:	Greater U Street Historic District	☐ Agenda
Address:	1706 10th Street, NW	☒ Consent
		☒ Concept
		☒ Alteration
Meeting Date:	March 24, 2011	☐ New Construction
Case Number:	11-199	☐ Demolition
Staff Reviewer:	Eldra D. Walker	☐ Subdivision

Tommie Thomas, representing property owner Arnold Young, seeks conceptual design approval for a two-story plus basement rear addition at 1706 10th Street, NW.

Property Description

1706 10th Street, NW was one in a row of three nearly identical brick row-houses built for A. K. Wilson in 1891. The three Wilson properties contrasted with most of their Italianate neighbors on the block in height, design, and massing. The row features partially raised basements and full height projecting bays while most of the properties to the north featured flat-facades and were built to-grade. The Italianate neighbors, built prior to 1872, were smaller in height and scale and were adorned with simple bracketed cornices, while the facades of the Wilson properties were enlivened with textured decorative brick and varied fenestration patterns. The Wilson row, unlike most of the other properties on its side of the block, was not built with rear ell wings; the rear addition at 1708 10th Street, NW was added later. The Wilson properties stood apart from the others on the block to reflect new approaches in row-house design and façade articulation.

Proposal

The new addition will create a rear ell-wing by extending the property 20'6" into the lot. Stucco will cover the first and second story masonry walls while the CMU basement level walls will remain exposed. Each level will feature outdoor space - a sunken patio for the basement and wood decks for the upper floors. The applicant has been working with the HPO to refine the rehabilitation work for the property's façade.

Evaluation

The addition will be subordinate to the house, and will be compatible in size, footprint, materials and fenestration. Adding a rear ell-wing with a side court is the most compatible way of adding on to this type of row-house, as it preserves the original massing and spatial organization of the building. As the proposal is refined, the basement level CMU wall should be parged with stucco to match the upper levels. The applicant should also continue to work with the HPO to refine the details for the façade restoration and window replacement.

Recommendation

The HPO recommends that the Review Board approve the proposal as consistent with the character of the historic district, and delegate final approval to staff.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18278
EXHIBIT NO. 9

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