

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

Landmark/District:	U Street Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1735-1737 10th Street NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	May 3, 2018	<input type="checkbox"/> Alteration
Case Number:	18-303	<input checked="" type="checkbox"/> New Construction

Property Description

Teass/Warren Architects seeks concept review for construction of a two-unit flat in the U Street Historic District on a vacant lot adjacent to an alley and behind a row of two-story rowhouse facing S Street.

Proposal

The project calls for construction of a double rowhouse in a modern interpretation of a typical U Street brick rowhouse type. The building would be three stories with two mirrored projecting bays flanking a centered entrance. The building would be set in line with the side elevation of 950 S Street. The front entrance would be accessed by a single walkway and steps leading up to two separate entryways with modern metal canopies. The aluminum clad windows are shown as punched along the south side elevations and above the entry; the bay fenestration shows larger plate glass windows flanked by double hung windows. The north side elevation proposes casement windows. The roof deck, accessible by operable skylights, proposes a metal guard rail slightly higher than the parapet walls. A parking pad for 2 cars would be located off the alley in the rear yard with a 7' tall privacy fence.

Evaluation

The Board's guideline *New Construction in Historic Districts* states that "Compatibility does not mean exactly duplicating the existing buildings or environment. A new building should be seen as a product of its own time." The guideline provides a set of design principles by which to evaluate the compatibility of such a project, as discussed below:

The project is compatible in *setback*, *orientation* and *height* and sufficiently matches the character of typical buildings in the historic district, as well as the immediately adjacent properties, completing the streetscape on this block. Similarly, the *roof shape* and the *massing* are consistent with surrounding houses.

The *scale* and *proportion* of the building's bay fenestration is somewhat larger than is typical for the neighborhood, which features almost exclusively punched openings. Some variation of in the scale of the openings could be compatible given the appropriate balance with the other design principles, although some additional refinement of the windows is recommended. Introducing muntins in the large plate glass window would improve the fenestration's scale and proportions while also helping bring the composition of disparate window types into a more common, unified language.

As the plans continue to be developed, the material *colors* and *landscape features* should be coordinated with HPO to ensure compatibility with the character of the U Street Historic District.

Recommendation

The HPO recommends that the Board find the concept compatible with the character of the historic district and consistent with the purposes of the preservation act.

Staff Contact: Imania Price