

Conceptual Review Submission

to the District of Columbia Historic Preservation Review Board

for

1922 3rd Street, NW • Washington, DC • 20001

Submitted by



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Description of Project: Addition and Exterior Alterations

The proposed application demonstrates Community Three Development, LLC's intentions for the property located at 1922 3rd Street, NW, Washington, DC 20001. It is the applicant's intent to renovate the property's existing structures, which are vacant, into assets that contribute to the neighborhood's economic and aesthetic revitalization. In doing so, the proposed concept results in a quality residential building that is sensitive to the context of the surrounding urban environment as well as to the existing buildings' massing and detailing.

The property is located in the LeDroit Historic District and consists of a single 13,600 square foot lot that is zoned R4. The property contains two structures, a three-story main building and a two-story carriage house. The main building has a front porch, distinctive Victorian styling, and seems to have been most recently occupied by some sort of public housing accommodation, likely a temporary community living facility with 14 small living units in the structure. The carriage house character is more 'stable-like' with suggested openings for horse/vehicular access. The property occupies the corner of 3rd and U Streets, NW and is directly across from Slowe Hall, a large Howard University Dormitory.

Under inspection of the property by the applicant and American Home Inspection Service, Inc. (AHSI), very minimal maintenance has been done to the structure over the past 10 years which has raised several safety issues. On February 24, 2010, Mark Jenkins (AHSI Certification #205060) examined the property. Excerpts from the findings report are as follows:

1. There are numerous structural concerns including:
 - a. Foundation failure at the rear chimney of the main house.
 - b. Foundation failure at the front wall of the carriage house.
 - c. Loss of brick mortar at the main house foundation walls.
 - d. Extensive damage from rot and termite infestation in more than a few areas.
 - e. Several areas where framing of structural components such as floor joists have been cut/removed to accommodate house plumbing without re-support.
2. The slate roof is in need of much repair if not total replacement.
3. The chronic penetration issues have contributed to a major black mold issue throughout most of the house. Toxic conditions likely exist.
4. Open sewer lines are likely contributing to methane sewer gas buildup within the house.
5. Asbestos floor tiles, lead paint are also hazardous materials present within the house.
6. The upper floor framing of the carriage house is highly hazardous.

Many parts of the structures are intact, but because of the deteriorated condition of some parts of the structure, mostly due to neglect, the applicant proposes to remove, replace, repair, and construct new portions on the site. While doing so, the applicant intends to keep and preserve key elements of the structures, ultimately returning the ensemble to operating and safe neighborhood contributors. The development challenge clearly becomes how to

carefully add building volume to the site, while preserving the character and urban form associated with the main structure and corresponding carriage house. The following is a description of the proposed buildout that meets this challenge, incorporating various refinements which resulted from conversations with Historic Preservation and Office of Zoning Staff.

1. The design is intended to be developed 'by-right' with no variances or modifications to the site's existing zoning requirements (including height, FAR, and coverage requirements, etc.).
2. The design calls for the renovation of the interior and exterior of the structures (including the roofs, windows, walls, floors, etc.) for conformance with today's safety standards using historically appropriate materials while utilizing many of the structures' internal ornamental and structural elements as unique aspects of each residential unit.
3. The design creates an addition to the existing main building that is smaller in scale and secondary to the main building, allowing the main structure to continue to read as the dominant form on the site. This addition terminates in a "carriage house court," designed to celebrate the existing carriage house, while maintaining the historic structure's existing view corridor from U Street. A new unsubdivided townhouse lot and structure is created to terminate the row of townhouses directly to the south of the site. The result of these interventions preserves and enhances the character and urban form associated with the main structure and corresponding carriage house.
4. The design assumes five (5) residential units in the main structure, with two (2) residential units in the addition for a total of seven (7) residential units in this ensemble.
5. The unsubdivided townhouse lot accommodates six (6) residential units with one (1) residential unit in the attached carriage house.
6. The total design contains residential and parking uses with a total gross square footage of approximately 14,000 gross square feet, which includes no increase in overall site density - 14 residential units and four (4) supporting parking spaces.
8. Under the current Zoning Regulations, Section 2120, no additional parking is required for the proposed alteration because there is no increase in intensity. As presented here, the design will continue to provide four (4) off-street parking spaces, now in garages. The garage openings shall be located off of the "carriage house court," further minimized from street view.

In short, the proposed design allows for the renovation of the existing structures to conform to today's safety standards and the preservation of the building's massing and general detailing with strategies that minimize impact to the historic elements of the structure. At the same time, the design creates spaces that are highly usable while remaining sensitive to both the structures' existing street presence. As a result of these strategies, the design will promote the creation of a historically-sensitive residential development that will contribute to both the economic and aesthetic revitalization to this part of the LeDroit Park neighborhood.



Aerial Photograph



View of 3rd Street facade



View of rear of main structure



View of the carriage house



View of U Street



View of the adjacent townhouses



View of the adjacent Slowe Hall

Site Photographs



View of black mold growing in the main structure



View of asbestos tile in the main structure



View of masonry failure in the carriage house



View of termite damage in the main structure



View of foundation failure in the main structure



View of structural roofing failure in the main structure



View of inadequate structural members in the carriage house

Site Photographs



3rd Street Massing



U Street Massing



3rd Street Elevation



U Street Elevation



Ground Level Plan



Second Level Plan



Third Level Plan