

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

Property Address:	1714 10th St NW		Agenda
Landmark/District:	U Street Historic District	X	Consent Calendar
Meeting Date:	October 26th 2018	X	Concept Review
H.P.A. Number:	19-003	X	Alteration Subdivision

Property Description

The applicant, Urban Capital Development, seeks concept review for a three-story rear addition with a roof deck on an existing two-story rowhouse in the U Street Historic District. The two-story brick house, set above a raised basement, dates from c.1887 and was designed by an unknown architect/builder. The rear of the property has a brick elevation with punched windows. Although the floor and roof assemblies and interior walls have been completed replaced, the front façade has retained its historic character.

Proposal

The plans show a three-story addition at the rear that features a back porch and deck. The addition will be clad in metal paneling with large window openings. The plans propose a skylight and deck along the roof of the existing building. The roof deck will be set back 10 feet from the front to be non-visible from the street.

As the site has a heritage tree in the rear, the applicant had to take consideration to design the addition to not harm the tree. Therefore, the rear addition has varied lengths at the rear to maintain the disturbance to the ground with the second level protruding 10 feet further than the ground and the third floor. Many properties on this block of 10th Street have had rear additions approved by the Board, and the height and design are consistent with those past approvals. Although it was advised to limit the roof deck at the rear of the addition, the Board has approved non-visible roof decks on the front of properties in the U Street district and the proposed set back is sufficient to ensure that the proposed deck will not be seen from street view.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.

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