

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

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Property Address:	<b>1459 S Street NW</b>		Agenda
Landmark/District:	<b>U Street Historic District</b>	<b>X</b>	Consent Calendar
Meeting Date:	<b>September 18, 2014</b>		Concept Review
H.P.A. Number:	<b>14-516</b>	<b>X</b>	Alteration
Staff Reviewer:	<b>Anne Brockett</b>		New Construction

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On behalf of owner 1459 S Street LLC, architect KC Price seeks the Board's after-the-fact review of a permit application to construct a rear addition and roof deck at this property in the U Street Historic District. Built in the 1870s, the house is one of nine in a row, each constructed of brick with Italianate details. Originally, they featured one-story frame bays, some of which are original and some of which have been rebuilt in wood or brick over time.

### **Project Description**

The project, which has been partially constructed, has removed the building's rear wall and ell to add a full-width addition of approximately 16 feet in length. The second floor is set back 5 feet for a deck atop the first floor roof and a spiral stair is proposed to extend up to a new roof deck. The side and rear walls will be clad in cementitious board siding. Because this building is located one house in from the corner, the addition and its deck will be visible from 15<sup>th</sup> Street.

### **Evaluation**

While it is disappointing that work commenced on the property before permit approvals, the design of the addition is generally compatible with the historic district and with previous approvals on this row. Within the past several years, houses on both sides of the subject property, at 1457 and 1461, have had similarly sized additions approved and constructed, and the Board approved a rear and roof addition at 1451 S Street last year.

As with 1451 S, the addition will be visible along the alley from 15<sup>th</sup> Street across the rear yard of the corner property. However, in reviewing that case as well as 1410 S Street (a nearly identical house type in a similarly sized row), it was understood that although the addition would be seen from a street, it was determined to be a compatible alteration in size and form and because it was sufficiently low in height. The design of the rear elevation and its materials are also compatible with the district.

In order to bring the current proposal more into conformance with these previous approvals, the staff recommends that the roof deck railing be glass or thin metal pickets, rather than increasing the height of the walls to form a solid parapet. The structure of the decks should be minimized and kept as low as possible to the roof surface and be appropriately trimmed out to hide the structural members.

No changes to the façade are indicated on the plans filed for HPRB review; however, inspection photos show that the front bay has been rebuilt, windows replaced, and work to the basement areaway has occurred. The HPO will ensure that this work complies with the Board's regulations and other applicable guidance and that the details match those on the historic houses on this row. Specifically, the windows must be 2/2 wood sashes; the modillions and brackets on the bay, cornice, and door surround should be Italianate and should match those at 1451 and 1447 S Street; the front steps should

be metal to imitate historic cast iron stairs; and the areaway must be consistent with the Board's *Preservation and Design Guidelines for Basement Entrances and Windows*.

**Recommendation**

*The HPO recommends that the Board find the proposed concept for an addition compatible with the character of the historic district and consistent with the purposes of the preservation act, and delegate further review to staff.*