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

Landmark/District: **Mount Pleasant Historic District** (x) Consent calendar
Address: **1716 Kenyon Street NW**

Meeting Date: **September 18, 2014** (x) Addition(s)
Case Number: **14-639**

Staff Reviewer: **Tim Dennée** (x) Concept

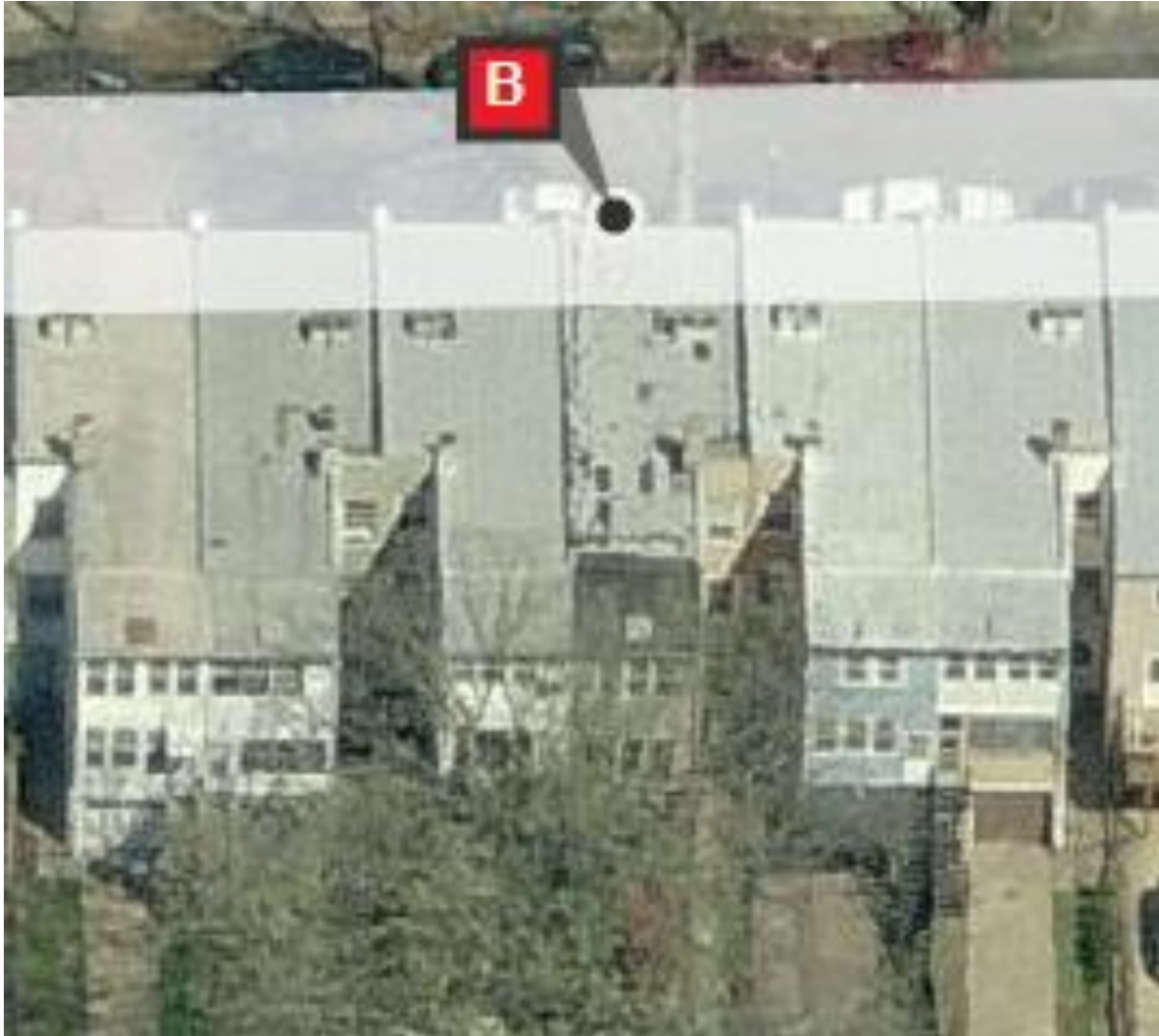
Jamel Williams of CollectiveArchitecture, architect and agent for property owner Luis A. Hurtado, requests concept review of a proposal to construct a roof addition to a two-story, brick, porch-fronted 1921 rowhouse. The project would also involve demolition of a two-story enclosed porch at rear, the construction of an addition on its footprint, and the addition of a deck to the roof. The expression of the rear elevation would be contemporary. There would be other minor work, including replacement of windows.

The concept calls for sloping the addition's roof upward from the existing ridge at the front double-pent roof in order to conceal the structure from view from the street, an approach that the Board has supported in several similar situations in Mount Pleasant and in other neighborhoods with similar house types. The section/sightline drawing on page 10 depicts the front roof inaccurately, as it shows the upper portion as vertical, which is not its present condition. This seems to be a mistake, but it should be clarified that this roof is *not* to be rebuilt, and the drawings should be revised accordingly. Also important to the success of an "invisible" addition is the detailing of the construction documents to minimize any necessary flashing or other drainage features that could be visible coming over the roof ridge to carry water down the front of the building. The added roof area may require additional gutter/downspout capacity.

A rooftop addition requires the extension upward of the side walls. Parapets extending above the walls are often favored by the code official for fire separation from adjacent properties, but roofing materials can be fire rated in order to eliminate such parapets. There should be no extension of the side parapets or firewalls that would be visible from Kenyon Street. The perspective on page 16 does not depict the stepped parapets quite as they are, but taller. This, too, is presumably an error and should be corrected for the purpose of construction drawings and to clarify that these walls are not actually being modified.

The addition would extend rearward to a point atop a portion of the reconstructed enclosed porch. However, this kind of roof addition has typically been approved with a few feet of setback forward of a rear wall of the wing, in order to preserve a sense of the original roofline along a row. Yet, when such rows have repeating two-story porches, the Board has permitted the addition to come to the masonry rear wall, i.e., the forward edge of the porch, so that the projection of the porch roofs alone retain the original rear roofline. This proposal does not quite achieve this, extending several feet onto the roof of the reconstructed enclosed. The rear wall of

the roof addition should then be pulled toward the street, so that it does not extend rearward of the masonry walls of the existing ell. This would provide more separation of the rooftop addition from the two-story mass of the rear addition/porch.



A couple other items, not shown in the drawings, could complicate further review. There is no indication of heating vents, plumbing stacks or mechanical vents and equipment on the new roof.

Recommendation

The HPO recommends that the Board approve the project in concept and delegate to staff further review, with the conditions that:

- *the addition not be visible from Kenyon Street, with a flag test to be performed and the final construction drawings to adhere to such a test;*
- *the front roof, roof ridge, side parapets, chimneys and rooftop mechanical (including vents and stacks) not be modified in a way that can be seen from Kenyon Street;*
- *the location of the rear wall of the roof addition be shifted a few feet forward so as not to extend rearward of the end of the masonry ell; and*
- *any other exterior work, including but not limited to window replacements, be detailed for staff review and permit clearance.*