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

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Property Address:	<b>1846 2<sup>nd</sup> Street NW</b>	( <input checked="" type="checkbox"/> ) Agenda
Landmark/District:	<b>LeDroit Park Historic District</b>	( <input type="checkbox"/> ) Calendar
ANC:	<b>1B</b>	( <input type="checkbox"/> ) Review
Meeting Date:	<b>May 23, 2013</b>	( <input checked="" type="checkbox"/> ) Alteration
H.P.A. Number:	<b>13-316</b>	( <input type="checkbox"/> ) New Construction
Staff Reviewer:	<b>Brendan Meyer</b>	( <input type="checkbox"/> ) Demolition
		( <input type="checkbox"/> ) Subdivision

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The applicant, James Kilette on behalf of owner Insun, seeks permit review for a roof deck for a rowhouse at 1846 2<sup>nd</sup> Street NW which is a contributing property in the LeDroit Park Historic District. Plans were prepared by James W. Kilette, MA, Architectural Consultant.

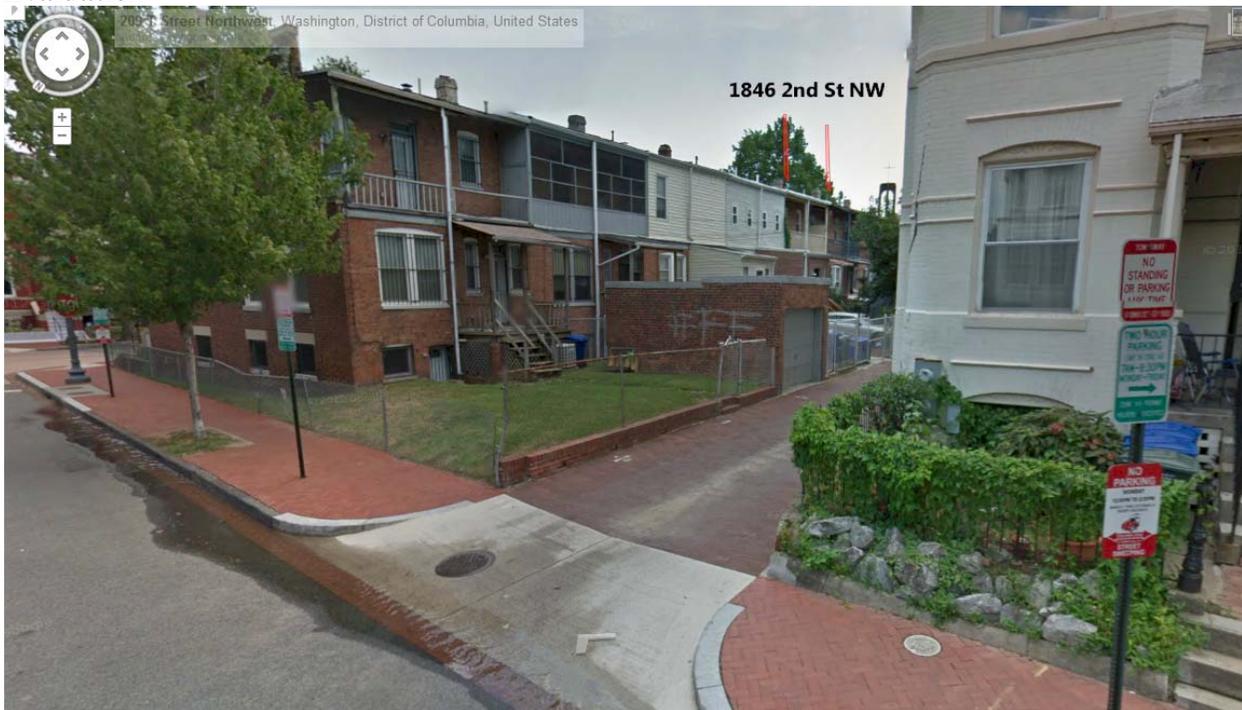
**Property Description and Context**

The property is an early 20<sup>th</sup> century rowhouse typical of the second phase of building in LeDroit Park which followed the original generation of large free-standing “villas” and Gothic Revival “cottages.” 1846 2<sup>nd</sup> Street is part of a row of ten houses designed by Speiden & Speiden in 1910 and as a group makes up the entire block of 2<sup>nd</sup> Street between Rhode Island Avenue and T Street. The houses have front porches, Flemish bond brickwork with glazed headers and the subject property as one of the two central houses on the row has a distinctive Flemish gable parapet of convex and concave curves. 1846 2<sup>nd</sup> Street sits at the west end of a long visual axis down the center of the 100 block of T Street NW. The row is exceptionally devoid of major alterations and exhibits a high degree of integrity. The rear of the entire row is visible from the 200 block of T Street at the head of a north-south alley. The view shows second floor sleeping porches on top of short brick bump outs on the first floor. Sleeping porches show some variety in how they are enclosed, but none of the rooflines of the row have been altered.

**Proposal**

A roof deck began construction without permit in April 2013. A constituent complaint led to an enforcement action and the owner now seeks permit to construct the deck. The deck would be at the rear wall and extend 12 feet onto the roof of the house. The deck would be setback 20 feet from the front façade. Access to the deck would be provided by a set of exterior spiral stairs on the rear façade.

## Evaluation



**Figure 1.** View of 1846 2nd St NW from 200 block of T Street NW

In general roof alterations like decks, which do not require demolition of historic fabric and are temporary in nature, are judged solely for their visibility from public streets. In most rowhouse contexts this only requires an analysis of the view from the public street in front of the house, and in this matter even with the long axial view along the 100 block of T Street the deck would not be visible because of the tall parapet on the front of the house.

However, the house is also visible from the 200 block of T Street and this view displays a roofline in original condition and without variety. A rear deck and spiral stairs at 1846 2<sup>nd</sup> Street would alter this roofline and apparent height of the building and set it apart from its row. There is a minor consideration to be made for how far back 1846 2<sup>nd</sup> is in the background in the view down the alley. This mitigates the impact of the alteration somewhat. But this approach would eventually conflict with the obvious interest in not allowing such a deck at 1854 2<sup>nd</sup> Street, the house at the corner of T and 2<sup>nd</sup> streets, which would clearly have an adverse impact on the row.

A roof deck at 1846 2<sup>nd</sup> Street would be inconsistent with its row and inconsistent with the general pattern throughout the LeDroit Park Historic District that there are no roof decks on the highest roof of any contributing house.

## Recommendation

*The staff recommends that the Board advise the Mayor's Agent that the proposed alteration for a roof deck visible from a public street at 1846 2<sup>nd</sup> Street NW is not consistent with the purposes of the preservation law, because it is not compatible with the character of the historic district.*