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

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Landmark/District:	<b>Anacostia Historic District</b>	(x) Agenda
Address:	<b>1519 W Street SE</b>	(x) Revised concept
Meeting Date:	<b>September 28, 2023</b>	(x) Alteration
Case Number:	<b>HPA 23-441</b>	

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Owners Raimi Gbabdamosi and Ashley Whitfield, with plans prepared by architect Mark Lawrence AIA, propose a revised concept review for a second-story addition on a house in the Anacostia Historic District.

### **Property Description**

The subject building is a one-story brick house built in 1933 by Johnson McFetridge featuring simple Tudor Revival elements such as a steep front gable. The flat façade features a small projecting entrance bay with its own steep gable roof and three historic wood windows. The building is uniquely situated on a double-width lot on a raised berm set back from the street.

### **Proposal**

The revised proposal calls for the partial demolition the existing roof and construction of a second-story addition that would engage the steep roof like two very large, shed dormers that project rearward of the main block. These would be set back only about twelve feet from the façade and extend past the rear elevation by ten feet. The addition would be set behind the existing chimney and retain the profile of the side gable within the dormer. The addition would be clad in either shingles or metal paneling.

The wood windows on the front façade would be repaired and retained, and the existing windows along the side elevations replaced with aluminum-clad windows.

### **Evaluation**

The Board asked the applicant to consider alternative designs. In most instances, a rear addition is the best way to add extra space to a historic building without altering its character, and the majority of proposals that come before the Board follow such an approach, retaining significant architectural features, including the massing and fabric of primary roofs; subordinating the new construction; and utilizing appropriate materials and compatible fenestration.

Upward additions are more challenging, affecting character-defining features such as height, roof line and massing. In limited circumstances, additions on top of a building can be achieved when they are either invisible or not prominently visible from a public street, do not result in the removal or alteration of important character-defining features of a building or streetscape, and are compatible with their context. That is not the case here, as the form of the addition is quite different

from that of the roof that it prominently alters. Even if an addition were to be as tall as the presently proposed one, there is an opportunity here to add to the rear of the main block, including taking advantage of area at the first-floor level, without so markedly affecting the massing and character of the 90-year-old construction.

**Recommendation**

*HPO recommends that the Board not approve the concept as revised and ask the applicant to revise the concept to better retain the roof form and fabric, and to explore a more rearward addition.*

*Staff contact: Imania Price*