

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

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Property Address:	<b>2010 Rosedale Street NE</b>		Agenda
Landmark/District:	<b>Kingman Park Historic District</b>	<b>X</b>	Consent Calendar
Meeting Date:	<b>January 23, 2019</b>		Concept Review
H.P.A. Number:	<b>20-105</b>	<b>X</b>	Alteration Subdivision

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Property owner, Eyob Kassahun, seeks review of a building permit to add a roof addition and a rear addition to a two-story duplex located mid-block on Rosedale Street in the Kingman Park Historic District.

**Proposal**

The proposal will retain the front elevation and side party walls but will remove the rear wall and roof of the building. The rear addition, with a 9-1/2” return on either side, will extend the building 16 feet towards the rear of the lot. The roof of the existing building, currently sloped behind a parapet wall, will be rebuilt as a flat roof behind the parapet wall and a roof addition will be built atop it. It will be set back 16 feet from the façade and will rise 9’1” in height. The roof addition proposes pairs of windows on the front (south) façade and fiber cement siding.

**Evaluation**

As indicated in the drawing set, the roof addition, as proposed, will not be visible from the street and is thus consistent with the Kingman Park Historic District Guidelines which state that rooftop additions are allowed if they are set back sufficiently to the rear of the roof so that they are not seen rising above the building. HPO requests an additional two-foot setback to ensure that it is not visible; a flag test will be conducted with HPO on January 23, 2020 to determine the exact set-back point. In terms of materials, a stucco-clad exterior insulation and finish system for the front wall of the roof addition would be more compatible with the masonry materials of this building and the historic district than the proposed fiber cement siding. The property owner is aware of these conditions and has agreed to them.

The rear addition is consistent with the Guidelines which encourage additions at the rear of buildings and provide for greater flexibility of design, materials and character for mid-block rowhouses.

**Recommendation**

*HPO recommends that the Board approve the proposed plans for the addition to 2010 Rosedale Street contingent upon a field test being undertaken and plans modified, if necessary, to ensure that the addition is not visible from the street. HPO further recommends that the material of the front wall of the roof addition be switched to a stucco-clad surface and that final approval be delegated to staff.*