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

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Property Address: <b>408 U Street NW</b>	<input type="checkbox"/> Agenda
Landmark/District: <b>LeDroit Park Historic District</b>	<input checked="" type="checkbox"/> Consent Calendar
	<input checked="" type="checkbox"/> Concept Review
	<input type="checkbox"/> Permit Review
Meeting Date: <b>January 24, 2019</b>	<input checked="" type="checkbox"/> Alteration
H.P.A. Number: <b>19-134</b>	<input type="checkbox"/> New Construction
	<input type="checkbox"/> Demolition
	<input type="checkbox"/> Subdivision

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The applicant, owner Justin Oliver, seeks concept review for a two-story rear addition and garage alterations at 408 U Street NW, which is a contributing building in the LeDroit Park Historic District. Plans were prepared by Thomson & Cooke Architects.

**Property Description and Context**

The subject property is the east half of a brick, gothic revival duplex house. Like all the houses on this block, it was designed by architect James H. McGill as part of the original 1870s LeDroit Park development. It exhibits a high degree of integrity and shares many characteristics with the other McGill houses. The property and its joined neighbor symmetrically share a complex roof consisting of numerous hips, dormers, valleys, ridges, and Yankee gutters. A large, one-story garage with a flat roof and built in 1920 occupies the back quarter of the lot.

**Proposal**

The applicant proposes to build a two-story brick addition off the end of the rear wing of the house. Its footprint of 15 feet deep and 24 feet wide would align on an axis perpendicular to the main axis of the house so that the addition fills most of the width of the lot. This orientation will create a side elevation for the addition that will be visible from U Street. The addition is fenestrated with brick arched window openings and its roof is hipped to parallel the roof slopes of the existing roof. A new deck would be built on top of the flat roof of the large garage with a roof hatch for access.

The existing asphalt roof of the house is not original and will be replaced. The prominent turret roof on top of the tower that houses the front entrance will be redone in patterned polychromatic slate while the remainder of the roof will be done in architectural asphalt shingle.

**Evaluation**

By adapting the materials and complex geometry of roof forms, the proposal presents a harmonious and compatible addition. The location, orientation and proportions of the addition fits extremely comfortably with the house and its neighbors. The materials proposed for the new roof are judicious. The turret tower roof which is most prominent will receive the patterned slate roof original to these McGill houses while the main roof done in shingle will have a negligible impact on the historic district because its low slope makes it mostly not visible from the street. A roof deck on the garage, free of any other roof top structure, is a commonly-found and compatible alteration.

**Recommendation**

*The HPO recommends the Board find the concept design for a two-story rear addition to 408 U Street NW to be compatible with the character of the historic district and delegate final approval to staff.*

*Staff contact: Brendan Meyer*