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

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Property Address:	<b>416 T Street NW</b>	<input type="checkbox"/> Agenda
Landmark/District:	<b>LeDroit Park Historic District</b>	<input checked="" type="checkbox"/> Consent Calendar
		<input type="checkbox"/> Denial Calendar
		<input checked="" type="checkbox"/> Concept Review
Meeting Date:	<b>March 23, 2017</b>	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	<b>17-238</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, Jason Bello, owner of 416 T Street NW, seeks concept review to alter the slope of the primary roof and build a deck on top of the rear wing of the house which is a contributing property in the LeDroit Park Historic District.

### **Property Description and Context**

416 T Street NW is a semi-detached house with 418 T Street. A similar pair of semi-detached houses to the east rounds out a group of four houses that exhibit historic materials and forms that are exceptionally distinctive for LeDroit Park. Each house features a steep front gable that is grouped towards the shared party wall of each pair. The paired gables are back-dropped by a tall mansard roof with patterned slate. A shared porch, carried on stout brownstone piers, runs the full width of the two houses and carries another slate roof. The paired houses are unattached on either side which allows for the distinctive roof profile of the houses to be an important character defining feature of T Street. The steep mansard at the front pitches towards the back where two-story rear wings for each house abut and share a gable roof.

### **Proposal**

The concept proposes to alter the slope of the roof so that it is raised at the rear in order to convert the existing attic to a full-height third floor with a walk-out deck on top of the rear wing. The new roof pitch would include a ridge angled from back to front so the increased height would be along the central party wall. The unattached side elevation and parapet would not change in dimension. The roof of the rear addition would be partially demolished and a new roof deck set into the roof. The new rear elevation would be beveled siding with a glazed folding nanawall system at the new deck. The new deck would set back 5 feet from the rear face of the wing and be enclosed on three sides by horizontal cable railing.

### **Evaluation**

The innovative framing geometry of the roof alteration takes great care to not be visible from T Street and therefore preserve the integrity of the dimensions and shape of the side profile and front gable of the house. Similarly, the new roof deck on top of the rear wing is set back sufficiently to guard against any incidental views of the alteration from nearby 5<sup>th</sup> Street. Importantly, the hierarchy of historic massing, featuring a prominent three-story main block that diminishes to a secondary two-story wing (a form repeated in each pair of houses), remains intact and the alterations recede to the background as secondary, compatible elements.

### **Recommendation**

*The HPO recommends that the Review Board find the concept for altering the roof slope and adding a deck on top of the rear wing at 416 T Street NW to be compatible with the character of the historic district, consistent with the purpose of the preservation act, and to delegate final approval to staff.*