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

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Property Address:	<b>1747 T Street NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Striver's Section Historic District</b>		Consent Calendar
Meeting Date:	<b>February 22<sup>nd</sup>, 2018</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>18-142</b>	<b>X</b>	Alteration
			New Construction
			Demolition
			Subdivision

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Property owner 1747 T St. LLC requests concept review for construction of a roof and rear addition at 1747 T Street NW.

Built in 1905 by William C. Allard, 1747 T is a three-story, brick, row house with four bay openings, with a projecting bay topped with a turret.

**Proposal**

This project proposes a roof top addition to create a full third story. Also proposed is enclosing the rear porch at the second floor, to create occupiable space, as well as new cladding and window openings at the rear.

**Evaluation**

For rooftop additions on modest row houses such as 1747, compatibility can be achieved by ensuring that the roof addition is not visible from the street. An initial flag test has indicated that this will be the case. However, drawings that detail the specific location of the front of the roof addition will still need to be developed. The proposed work at the rear of the property does not significantly change the existing footprint in the alley.

Consideration should also be taken for demolition that will be necessary to complete to proposed work. This work would require removing the existing roof nearly in its entirety along with some of the rear walls. To ensure compliance with DCMR 10C, 305.1, the amount of demolition to the roof structure could be reduced by stepping the rooftop addition further back from the front.

**Recommendation**

*The HPO recommends that the Review Board find the concept for additions to be compatible with the character of the historic district, and delegate final approval to staff on the following conditions: 1) the roof addition be pulled back further from the front façade to reduce demolition of the roof structure 2) A second flag test for visibility is conducted once more precise dimensional drawings are developed.*

*Staff Contact: Michael Robb*