

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

Property Address:	1832 Florida Avenue NW	Consent
Landmark/District:	Strivers Section Historic District	<input checked="" type="checkbox"/> Agenda
		Concept
		<input checked="" type="checkbox"/> Permit
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	March 23, 2023	New Construction
Case Number:	23-259	Demolition

On behalf of owner Tejas Sapra, architect Jennifer Xu proposes adding a third floor to a non-contributing building in the Strivers Section Historic District. Built in 1956, the concrete block residence is faced with brick and sits amid a row of historic and non-historic buildings ranging in height from two to three stories.

The second floor originally featured a wide central opening, likely for a metal picture window flanked by casements, that has been closed in for two widely spaced sash windows. It also appears that there was a roof over the stoop, which would have provided cover for the front door and single casement window at the first floor.

Project Description

The project would add above the existing two-story residence, maintaining the current footprint. The new third story would be flush to the front of the building and clad with horizontal siding. It is set back from the rear to allow for a walk-out terrace and stairs up to a roof deck. The roof deck sits back 11'6" from the façade with a horizontal board railing.

The addition presents two modest windows on the façade aligned with the windows below. The rear has full-height doors on both the second and third floors. No changes are proposed to underlying building other than removing the roof and creating a wider opening at the second floor rear.

Evaluation

When the project was initially submitted, the HPO advised the applicant that the building could be torn down and rebuilt to make for a better overall design and that a visible roof deck may not be approved. Other recommendations for this non-contributing building were to pull the addition forward to be flush with the front wall, to limit the width of the second floor Juliet balcony, to consider re-opening the front second floor window and designing the third floor windows to match, and to use a brick or a panel system for the addition.

The current design does pull the third story forward and eliminates the full-width Juliet balcony, which results in the massing being compatible. However, the use of brick for the additional floor remains the best option for material compatibility between the existing and proposed new floor. Brick would eliminate the need for an interstitial horizontal piece and would allow old and new to be uniformly painted. Should an alternate material be proposed, HPO would recommend that a different form be considered, such as a modern mansard, gable or hip roof.

The HPO recommends reopening the second floor window to fill the original opening indicated by the projecting brick sill and then mimicking this pattern on the new third floor. The applicant may also wish to consider lengthening the first floor right window since this area is no longer proposed to be a kitchen.

Although not shown in the perspectives, the proposed roof deck would be highly visible from the east as well as the west, resulting in a form, composition and massing that is incompatible with the simple masses and roof forms that characterize the Strivers Section Historic District.

Recommendation

HPO recommends the Board find the general concept for the addition to be compatible with the Strivers Section Historic District with the following requirements:

- *The addition should be clad in brick if the addition remains as designed; or*
- *The addition could be clad in a different material than brick if it is designed as a differentiated roof form;*
- *The roof deck atop the third floor should be eliminated;*
- *A window plan is developed in consultation with staff to improve the overall compatibility of the expanded building.*

The applicant should work with staff to revise the drawings as discussed above before resubmitting for permit.

HPO contact: Anne Brockett