

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

Landmark/District:	U Street Historic District	(x) Agenda
Property Address:	1114 – 1118 U Street, NW	(x) Concept
Meeting Date:	March 22, 2018	(x) Alteration
Case Number:	18-018	

Property Description

Amar Group LLC, representing Dukem Restaurant, seeks further concept review for a second-story addition and roof deck on a non-contributing, one-story building in the U Street Historic District. The building is adjacent to a two-story 1920s commercial building and a new, five-story apartment building. The Board reviewed the project in February 2017 and requested the applicant detail their structural plans and the addition's dimensions.

Proposal

The plans call for constructing a second-story roof addition that will have operable glass walls with metal column cladding, composite decking, and white faux-brick siding to resemble the brick of the underlying building. The structure will be approximately twelve feet tall and will be set back from the facade by six feet to accommodate outdoor seating. A two-foot-tall metal railing atop a low brick parapet would enclose the terrace. Steel beams will support the addition and the interior and exterior floor framing and deck. An exterior insulation finishing system will cover the exposed beam edges. An existing canopy will be replaced in-kind and covers added to the existing columns.

Evaluation and Recommendation

The revised plans address the Board's structural concerns and include additional drawings and measurements. However, while the overall concept is sufficiently compatible with the historic district, the property should address outstanding conditions to relate and unify the design of the addition and that of the underlying building.

For instance, the patio is sheltered by a canopy that is incompatible with the character of the historic district. It detracts from this character by covering and cluttering the facade. There are no other such full-width cafe canopies within the district. Any replacement awnings should be redesigned to be compatible.

The one-story storefront facing U Street has been significantly altered and is not in character with the historic district's traditional brick and wood storefronts. This storefront should be revised to resemble the addition's windows—and to remove the incompatible metal panels from the U Street elevation to return it to the original brick, like the 12th Street elevation. This work should be submitted, permitted and completed prior to HPO clearance of a permit for the addition.

HPO recommends that the Review Board approve the concept as compatible with the character of the historic district and consistent with the purposes of the preservation law, and delegate to staff further review, with the condition that the recommendations above are addressed satisfactorily to staff before clearance of a permit for the addition.

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