

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

Landmark/District:	U Street Historic District	<input checked="" type="checkbox"/> Agenda
Property Address:	1114 – 1118 U Street, NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	February 1, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	18-018	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Property Description

Architect Genell Anderson, representing Dukem Restaurant, seeks conceptual design review for a second story addition and roof deck on a one-story building in the U Street Historic District. The addition would be set back slightly from the building's façade but would be visible from the street. The building, located at the southeast corner of 12th and U Streets was constructed in 1949 just after the period of significance for the district (1862-1948), and is therefore considered non-contributing. The building is adjacent to a two-story 1920s contributing commercial building to the east, and a new five-story apartment building to the south.

Proposal

The plans call for constructing a second story roof addition that will have operable glass walls with metal column cladding and walls, with a prefab composite decking, and faux white brick siding to match the brick on the underlying building. The structure will be set back from the building by 6 feet to accommodate outdoor seating.

Evaluation and Recommendation

While the Board has typically discouraged visible rooftop additions on historic (contributing) buildings, roof additions on non-contributing buildings have been routinely approved where they were not incompatible with their site and the historic district. The criteria that the Board has applied in these evaluations have been similar to that for new construction, including whether the addition is compatible in height, mass and general architectural character with the historic district. Conceptually, adding a second floor to this building is not incompatible with the character of the historic district. The height would generally match the two-story height of the commercial building next door and dozens of others along the eastern end of U Street. The current one-story storefront has been altered and is not in character with the historic district. Therefore, the proposal would benefit from additional renovation to the current storefront windows to match the second story addition windows, replacing incompatible metal panels on U Street elevation back to the original brick material similar to the 12th street elevation, keeping the existing canopy without the skylights and slimmer, more appropriate column posts, and removing the railings on the addition.

The HPO recommends that the Review Board approve the concept with the above recommendations as compatible with the character of the historic district, and delegate final approval to staff.

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