

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

Landmark/District:	U Street	<input checked="" type="checkbox"/> Agenda
Address:	1307 S Street NW	<input type="checkbox"/> Consent
Meeting Date:	September 28th, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	17-507	<input type="checkbox"/> New Construction
Staff Reviewer:	Imania Price	<input type="checkbox"/> Concept

On behalf of owner Christopher Cassimus, Michael P. Rouse AIA seeks conceptual review for construction of a two-story rear addition and a third story addition atop this contributing building within the U Street Historic District.

Property Description

The 1300 block of S Street consists of mid-to-late nineteenth century two-story frame and masonry buildings. 1307 was built by 1874 as a two-story semi-detached rowhouse with two rear additions built later in the century. The building is a modest framed structure with a stucco exterior and a non-contributing two-story brick addition with a one-story rear sleeping porch. The historic house extends approximately 31 feet in length and is roughly 22 feet in height. The primary elevation features a two-bay façade with a decorative cornice and one over one windows. The property is attached to a three-story rowhouse on the west and is detached by a side court from a two-story rowhouse on the east; the house on the east is set back from the front of 1307 by at least 10' creating a spacious 5'3'' side court passageway.

Proposal

The project calls for replacing the rear one-story sleeping porch with a two-story rear brick addition with roof deck. The rear south elevation will have a sliding door, a small roof deck with metal railings and parapet wall along the adjacent building. The proposed third story addition would be 8'10" tall, and be set back from the front façade by 36'4 and 2'2 from the east side elevation. Additional punched windows are also proposed along the first and second story on the east elevation.

Evaluation

As currently proposed, the third story addition would be visible from S Street through the open side yard, which is inconsistent with the principle applied by the Board that roof additions on rowhouses should not be visible from street view. The Board's guideline for roof additions states: "Under most circumstances, roof additions that are visible from a public street are not appropriate, as they would alter an historic building's height, mass, design composition, cornice line, roof, and its relationship to surrounding buildings and streetscape – all of which are important character-defining features that are protected for historic property."

Previously, the Board found a project on a similar semi-detached house on South Carolina Avenue SE (HP 13-321) to be incompatible because the roof top addition would be visible from the street and advised the applicant to refine the design to mitigate the visibility. For this type of

semi-detached house, HPO recommends that any third story be set back sufficiently from the front and side to ensure that it is not visible.

Recommendation

The HPO recommends that the Board make the following findings:

- 1) The concept for the rear two story addition and window alterations is compatible with the character of the property and historic district;*
- 2) The concept for the third story addition is incompatible, as it is visible from street view;*
- 3) A revised plan for a third story addition could be compatible if documented through a field test mock up that it would not be visible from the street;*
- 4) Final approval be delegated staff.*



View of side elevation and roof of 1307 S Street through neighboring side yard.