

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

Property Address:	1312 S Street, NW	Agenda
Landmark/District:	U Street Historic District	X Consent Calendar
Meeting Date:	October 22, 2015	X Concept Review
H.P.A. Number:	15-634	New Construction
Staff Reviewer:	Anne Brockett	X Alteration

On behalf of owner Katri Hunter, Bill Smith of StudioSmith, LLC seeks the Board's review of a concept to infill the dogleg and add a partial third floor and roof deck to this house in the U Street Historic District. The house stands two stories in height and was built circa 1880 with a pent bay, decorative brick corbelling, and roof cresting.

Project Description

The project would demolish the existing rear ell, and rebuild it at the same length to fill the width of the lot and with a new third floor above. The new story is proposed to sit 33' behind the front wall, behind a two-level roof deck that is depressed into the existing roof structure and hidden by the tall parapet. The rear elevation would be comprised of large window openings, metal panels, and Viroc panels. The Viroc panels would continue on the front of addition, opening onto the lower level roof deck. While consisting of large openings, the rear is clearly divided among the floors and symmetrically organized in a compatible manner.

Evaluation

The Board has approved numerous similar additions to homes in the U Street Historic District, most recently in September 2015 at 2233 13th Street. As was this case with that review, the addition sits well back of the façade, atop the addition rather than on the original main block. The alleyscape surrounding the subject house is not uniform in terms of building heights, depths, or period of construction. In fact, the subject house was not built as part of a row, but nestles between a single house along the alley (1320, built in 1878, and 1306-10, built in 1880).

A mock-up has been constructed and is shown in the submission on page A-0. A site inspection of the mockup indicates that the addition will not be visible from any vantage point on S Street. Nor is the proposed addition visible down the alley from Riggs Street, NW. In form, massing, scale, and materials, the proposal is compatible with the historic district and consistent with prior Board approvals.

Recommendation

The HPO recommends that the Board find this concept compatible with the character of the historic district and consistent with the purposes of the preservation act and delegate final approval to staff.