

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

Property Address:	1318 T Street, NW		Agenda
Landmark/District:	Greater U Street Historic District	X	Consent Calendar
Meeting Date:	June 23, 2016	X	Concept Review
H.P.A. Number:	16-381		New Construction
Staff Reviewer:	Anne Brockett	X	Alteration

Owner Trent Smith, working with StudioSmith Architects, seeks the Board's review of a concept to add to the rear and roof of a historic rowhouse and construct a garage in the U Street Historic District. The house is one of eight constructed in 1876 as speculative housing for D.A. Graff. As early as 1888, 1318 T Street had a rear 2-story addition, making it historically the largest house in the row, which it remains.

Project Description

The project would add above an existing full-width cellar addition, replacing the rear 2-story ell with an addition that is 5'3" longer on the upper two floors and occupies the full width of the lot. The footprint would not increase over the existing cellar. A roof addition would sit back 15' feet from the front of the house and 9'6" from the rear, providing access to a rear deck. Siding is proposed to be hardiplank with 2/2 windows and doors on the rear. Three windows are situated on the front of the roof addition. The historic front windows will be replaced with windows with matching sash and brickmold profiles. The house was significantly remodeled in the 1980s, and much of the interior structure dates to that time.

A new garage would take the place of a roll-up garage door mechanism. It would stand 11'6 in height at the alley elevation, where it aligns with alley façade of the neighboring garage. The walls are specified as masonry and HPO recommends either brick or true stucco as the most appropriate choice.

Evaluation and Recommendation

Although the addition sits forward on the main roof more than is typical, a flag test indicates that it would not be visible. However, the site line drawings show that there may be potential visibility from oblique angles. With the current foliage present on the street, full assessment of visibility, particularly from the east, was difficult. The rear setback of the roof addition is generous and allows flexibility in adjusting the front setback, if necessary. This rear setback, which presents a less conspicuous and overwhelming alley presence, would not be significantly impacted should the addition shift rearward. In its materials, form, and scale, the addition is otherwise compatible with the historic district.

The garage, too, is a compatible introduction in this alleyway, which features a mélange of garage forms and heights. It is small in scale, simple in design, and constructed of masonry, all typical of historic garages. The proposal has the support of the adjacent neighbors, the ANC, and the Dupont Circle Conservancy.

The HPO recommends that the Board approve the concept as compatible with the historic district and consistent with the purposes of the preservation act and delegate final approval to staff with the condition that should the addition become visible during construction, the applicants will work with HPO to modify its height and/or setback as needed.