

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

Landmark/District: **U Street Historic District**
Address: **1349 Wallach Pl NW**

Meeting Date: **June 25th, 2020**
HPA Number: **20-318**

() Agenda
(X) Consent
(X) Concept
(X) Alteration

Owner Joshua Miller, with plans by Cowie Associates, seeks concept review to add a third story to the rear of a two-story row house in the U Street Historic District. Wallach Place is a narrow “minor” street primarily comprised of two story row houses. The property is the end unit in a row of six homes built in 1885 by architect/developer Pitney& Bradford, and is adjacent to a public alley.

The proposal calls for a third story addition, eleven feet tall with a sloping roofline, inset three feet from the side alley wall and nine feet from the front facade. A roof deck would be constructed in front of the addition, with no set back from the front. The existing roof framing will be removed but the second floor ceiling framing will remain. The addition is proposed to be clad in brick.

Evaluation

While the addition has been designed to ensure that it will not be visible from the front, as an end row building the addition will be highly visible through the alley. Insetting the alley-side wall will minimize the roof addition visibility. While roof decks on the front of the property are not recommended, the proposed roof deck will not be visible from the street. By inseting the addition and ensuring the addition will be minimally visible through the alley street view, the proposal will preserve the character-defining features of this house and retain the unified character and historic two-story volume of the block. HPO recommends the applicant consider a lighter material and color for the addition such as paneling and to conduct another flag test prior to permitting to ensure the addition is not visible from the front.

Recommendation

The HPO recommends that the Board find the concept with the adjusted alley side inset compatible with the U Street Historic District and consistent with the Act, and that final review be delegated to staff.

HPO staff contact: Imania Price