

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

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Property Address:	<b>1429 W Street NW</b>		Agenda
Landmark/District:	<b>U Street Historic District</b>	<b>X</b>	Consent Calendar
Meeting Date:	<b>October 23, 2014</b>		Concept Review
H.P.A. Number:	<b>14-641</b>	<b>X</b>	Alteration
Staff Reviewer:	<b>Anne Brockett</b>		New Construction

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Applicant David Morris of Trout Design, returns to the Board for review of a revised concept to construct a rear and partial roof addition at this twin house in the U Street Historic District. When the HPRB reviewed this project at its meeting on September 18, 2014, the Board requested the following changes:

- limit the amount of demolition;
- limit the amount of excavation around the building;
- set the third floor back off the rear wall;
- increase the compatibility of design of the rear elevations; and
- work with the HPO on the depth of the setback of the side addition.

### **Project Description**

The architects have conscientiously addressed each of the Board's concerns. Most notably, they have eliminated the proposal to demolish the side wall and expand to the west. Demolition is now limited to select portions of the rear wall and the side of the rear ell.

The amount of excavation has also been reduced. The side of the lot where the addition has been removed will not be excavated, nor will the excavation wrap the rear of the building, as was previously proposed. The stair to the basement now runs parallel to the rear ell rather than across the rear.

The third floor of the addition has been set back 5' from the plane of the rear wall. With a balcony now proposed, rather than a solid wall, the perceived height and massing are decreased. In addition, the width of the new third floor has been significantly reduced, along with the two floors below, to extend only over the existing ell with no expansion to the west.

Other modifications include the uniform, symmetrical arrangement of fenestration on the rear, the compatible new windows and door on the front; and the division of the single large front basement window into two openings to align with those above.

### **Evaluation**

In all respects, the revised concept is compatible with the historic district and consistent with previous Board approvals. Whereas the previous design was deemed to be "simply too much for this small residence," the proposal now preserves a great deal more of the existing fabric and scale of the house. The addition has been reduced in both length and width; the site excavation has been limited; and other adjustments made to gain a level of compatibility with the scale of the house and the character of the historic district.

### **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 review to staff.*