

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

Property Address:	1469 Florida Avenue NW	Agenda
Landmark/District:	U Street Historic District	X Consent Calendar
Meeting Date:	May 25, 2017	X Concept Review
H.P.A. Number:	17-245	X Alteration
Staff Reviewer:	Anne Brockett	New Construction

The ownership team returns to the Board for concept review of a revised proposal to add to the rear of this balloon frame house and restore its character defining features and structural system. The applicants appeared before the Board for preliminary feedback in March, but had not presented the design to the ANC at that time. The community has since had an opportunity to review the project.

Project Description

The scope of the project is largely unchanged with the addition placed at the rear of the original block, projecting two feet further to the side. This projection allows a four foot gap at the side property line as required by Zoning. The addition is set back 33' from the façade and extends 34½ feet to the rear and stands at the same height as the existing. A roof deck with stair tower is proposed on the new construction only.

Design refinements include:

- Keeping the front corner of the addition as light as possible with butt glazed windows on each floor;
- Continuing the missing cornice along the side wall;
- Aligning the addition's horizontal dados with the floor plate and cornice line of the existing building;
- Installing a period appropriate door in the original opening where there is currently a metal gate;
- Replacing the siding, windows, and trim with appropriate replacements; and
- Removing the inappropriate shutters.

For structural stabilization and reinforcement of the leaning balloon frame, the applicants propose retaining the existing studs and essentially building a new frame within it. New studs, which will rest on a base plate attached above the existing ledger, will be staggered between the existing.

Evaluation and Recommendation

Although large in footprint, the proposed addition is compatible with the existing. The refinements in design enhance the historic character of the existing building, while also diminishing presence of the new construction through a discreet material palette. HPO will ensure that the roof deck and stair access are not visually obtrusive.

The solution to the structural lean is sensitive to the building's historic integrity and provides a good solution to energy retention in a balloon framed structure. As the deconstruction commences, the HPO will ensure that original door and window opening locations and dimensions are recorded to inform the final exterior appearance of the building. The HPO will also work with the design team on selecting appropriate exterior materials and finishes.

The HPO recommends that the Board find the project compatible as proposed and delegate final approval to staff.