

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

Property Address:	1520 T Street NW	Agenda
Landmark/District:	U Street Historic District	X Consent Calendar
Meeting Date:	June 23, 2016	X Concept Review
H.P.A. Number:	16-383	New Construction
Staff Reviewer:	Anne Brockett	X Alteration

Owner Beck Vissat of Urban Investment Group, with plans prepared by architect Rich Marcus, seeks the conceptual review to add a roof addition and rear decks to a two story rowhouse in the U Street Historic District. The home is one of seven constructed in 1891 of brick with alternating bays with flat roof and bays with peaked roofs with finials. The subject property is one with a peaked roof.

Project Description

Other than rear decks, the project proposes no increase to the footprint of the existing building, maintaining the dogleg form up to the new third floor addition. The first and second floor decks project 5'10" to the rear. The addition would sit back from the front elevation 24½ feet and 4' from the rear, where there is another deck. New openings in the rear wall would provide access to the decks via 4-panel French doors. The front roof deck has been removed from the current proposal pursuant to neighbor concerns.

The building currently contains two units, one on each floor over an unfinished basement, so much of the interior is not original. Staff takes no issue with the demolition of the interior walls, but the joists should remain in place and the floor heights cannot be altered.

Evaluation

A flag test has shown that the addition would not be seen from public street view; however, the site line drawing shows that there may be potential visibility from oblique angles. In addition, with the current foliage present on the street, full assessment of visibility was difficult. The HPO recommends that the height of the addition be lowered by reducing the interior ceiling height from 10'1" by more than a foot. This reduction should alleviate any possibility of visibility.

Although the owner has removed the deck from this application, a smaller deck may be considered at a later time, subject to a flag test and neighbor input.

The front windows are slated for replacement with compatible 1-over-1 sashes; however, the original, decoratively carved mullions should be retained. With this qualification and the reduction in height of the addition, the addition is compatible in its form, massing, scale, and materials with the house and surrounding historic district.

Recommendation

The HPO recommends that the Board find the project compatible with the historic district and consistent with the purposes of the act with the condition listed above and delegate final review to staff.