

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

Historic District: **U Street Historic District**
Address: **1704 10th Street NW**
Meeting Date: **February 22, 2018**
Case Number: **18-206**

- () Agenda
 - (X) Consent
 - (X) Concept
 - (X) Alteration
 - () New Construction
 - () Demolition
 - () Subdivision
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Architect Ron Schneck (Square 134 Architects), on behalf of owner Mohamed Galal, seeks concept review for adding to the rear and roof of this two-story rowhouse in the U Street Historic District. The two-story, brick house was built in 1891 by A. Thompson as one of three rowhomes. The rear elevations on this row of houses has a variety of alterations and additions.

Project Description

The project proposes a three-story rear addition that would extend an additional 19’ from the existing rear wall. The roof addition would be set back 25’ from the front with a roof deck over the existing roof. The addition is proposed to be clad in hardi-plank cement siding.

Work proposed on the front includes replacing wood windows and doors, brick repointing, replacing the front stoop to match the neighbor’s historic steps, and replacing the entry and the basement doors.

Evaluation

An initial mockup showed that the addition would have slight visibility from across 10th Street (as is shown in applicant’s submission on PT1.9, although the extent of visibility in the rendering is slightly greater than was evident in the field, as indicated in the HPO photo of the mock up below).



In response, the applicant has proposed to raise the side brick parapet wall to eliminate this visibility. The applicant has also agreed to provide a 2 foot setback for the third floor in the rear to break down the height similar to the rear elevation at 1710 10th Street.

Recommendation

The HPO recommends that the Board find the project compatible with the historic district and consistent with the purposes of the act pursuant contingent on the applicant revising the plans to ensure the visibility of the front addition will be eliminated from 10th Street, and the rear addition is set back at least 2 feet from the rear elevation to break down its mass. The HPO further recommends delegation of final review to staff.

Staff Contact: Imania Price