

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

Property Address:	<b>1718 ½ 10<sup>th</sup> Street NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>U Street Historic District</b>		Consent Calendar
Meeting Date:	<b>April 28<sup>th</sup>, 2022</b>		Concept Review
H.P.A. Number:	<b>HP 22-238</b>	<b>X</b>	Alteration Subdivision

Owner Paul Rowe, with plans by Randall Moreland w/R. McGhee and Associates, seeks concept review for a three-story rear addition with a roof deck on an existing two-story rowhouse at 1718 ½ 10<sup>th</sup> Street, NW in the U Street Historic District. The two-story brick house, set above a cellar, dates from c.1887 and was designed by an unknown architect/builder. The rear of the property has a brick elevation with punched windows. The property is located along a row of two-story Italianate buildings with various sized rear additions at the alley.

**Proposal**

The plans show a three-story addition at the rear that retains the dogleg to create a side court. The third story roof addition above the rear ell proposes to be set back 32ft from the front façade. The applicant proposes to lower the height of the existing roof framing to ensure the addition is not visible along 10<sup>th</sup> Street. The addition will be clad in cement siding with single and double punched window openings. A roof deck is proposed atop the main block of the house.

**Evaluation**

Because of the low height of the existing building and its neighbors, and the intersection with French Street just to the north, visibility of the third floor of the addition are of concern. An initial mockup showed that the addition would be visible from multiple vantage points. In response, the plans have been re-worked to set the roof back further from the front however, the third story elevation continues to be visible along French Street.

Several properties on this block of 10<sup>th</sup> Street have had rear additions approved by the Board, and the height and design are consistent with those past approvals. However, most of those have been out of the French Street viewshed. The Board recently approved a third story on the rear of a two-story new construction project on 1722 10<sup>th</sup> Street (HP 21-100) that is highly



*Table 1: 1718 10th St NW Flag test shown to be visible from French Street. 1722 10th St NW third story can also be seen from French Street*

visible from French Street as shown in the attached photo. The Board approved the infill property and the third story addition to be minimally visible from 10<sup>th</sup> street and did not comment on the sightline from French Street. However, now that it has been constructed, it is quite noticeable in breaking the uniform roofline of this row and not consistent with the Board's general standard that additional floors be not visible above the roofline of an historic building from public street view.

Based on a field test mock up, the deck and associated railing on the roof of the main block of the house would not be seen from 10<sup>th</sup> Street and not likely to be visible from French Street.

**Recommendation**

*The HPO recommends that the Board find the third story roof addition incompatible with the historic district and inconsistent with the purposes of the act pursuant to the preservation act.*

*Staff Contact: Imania Price*