

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

Property Address:	1813 12th Street NW	Agenda
Landmark/District:	U Street Historic District	X Consent Calendar
Meeting Date:	February 25, 2015	Concept Review
H.P.A. Number:	16-140	New Construction
Staff Reviewer:	Anne Brockett	X Alteration

Owners Sumit and Allison Mallick seek the Board’s review of a permit application for a rear addition to a two-story rowhouse. Although a permit was not located for the original construction, the building appears to be one of three built around 1880. It is a two-story-plus-basement brick residence with a two-story rear ell. It is separated from the adjoining neighbor to the north by seven or eight feet, providing a sliver view of the side of the building.

Project Description

The proposal would remove the existing rear ell and construct an addition that infills the dogleg court and stretches sixteen feet deeper into the rear yard. The rear elevation is fairly symmetrical, with a centered door flanked by windows on the main floor and three windows above. At the basement level, which is currently at grade, a door and window appear on either side of a central stair. The finish material is indicated to be a horizontal board and a “semi smooth finish” on different pages of the plans. No work is proposed on the façade.

The side of the addition will be visible down the existing gap between the subject property and the house to the north.

Evaluation

The addition is compatible with the historic district, as it adds to the residence in a historically appropriate manner. It is not taller than, nor does its footprint overwhelm, the underlying historic building. Moreover, it does not detract from the character of a highly intact rear alleyscape.

Although a slight view of the addition’s side wall will be visible from 12th Street, the massing, height, orientation, and scale of the addition are compatible. Because of this visibility, HPO encourages the use of true stucco (not a panelized stucco product) or fiber-cement board on the addition, as these are more consistent with historic materials.

As the plans move into permitting, the HPO will work with the applicant to design more compatibly proportioned (i.e. taller) window openings; to adjust the deck so that it does not abut the rear glass doors; and to finalize the selection of appropriate materials.

Recommendation

The HPO recommends that the Board find the concept compatible with the character of the historic district and consistent with the purposes of the Act, and that further review be delegated to staff.