

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

Property Address:	1826 12th Street NW	Agenda
Landmark/District:	Greater U Street Historic District	X Consent Calendar
Meeting Date:	March 26, 2015	X Concept Review
H.P.A. Number:	15-092	X Alteration
Staff Reviewer:	Anne Brockett	New Construction

On behalf of Unified Investments, architect James Foster seeks the Board’s concept review to add a partial third floor at the rear of this rowhouse in the U Street Historic District. Because the property is on a corner, the work will be fully visible. The proposal would also re-orient the garage to face the alley, rather than 12th Street.

Project Description

The proposal would add a mansard roofed third floor above the existing 2-story rear wing of this substantial residence. The addition would sit above the detailed brickwork and existing cornice. In height, it is slightly lower than the main roof and the bay. The new dormer recalls the historic dormers already present on the house and would be set below the ridgeline. The roof would be clad in standing seam metal to distinguish it from the existing slate mansard. New windows would punctuate the east wall at the back corner and would match the existing adjacent windows.

The basement entrance would be relocated from the side of the ell to under the front stoop, where there is evidence it may have originally been located. Basement windows and window wells are proposed on the 12th Street and T Street sides as well.

Welcome restorative work would include replacing the non-original door cut into the corner turret with a window and replacing the paved public space in front of the garage with lawn.

Evaluation

Visible rear additions to corner rowhouses are typically approved when they are sensitively designed and do not overwhelm the historic mass of the building. This proposal is consistent with previous Board approvals and with the guidelines for additions in its form, scale, materials, and massing. It is both compatible with the historic character of the district and will also successfully read as a modern addition to the building. Likewise, changes to the garage are compatible and will allow the removal of paving from the side yard of the house.

As the plans develop, the HPO will review the basement stair, window wells, and meter placement for consistency with the relevant guidelines.

Recommendation

The HPO recommends that the Board find the concept compatible with historic district and consistent with the purposes of the preservation act. The Board’s decision should not be construed as endorsement or support for any necessary zoning relief.