

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

Property Address:	1832 15th St NW	Agenda
Landmark/District:	U Street Historic District	X Consent Calendar
Meeting Date:	April 25th, 2019	X Concept Review
H.P.A. Number:	19-173	X Alteration Subdivision

Applicant Kai Tong seeks conceptual design review for construction of a two-story rear addition and a carriage house in the U Street Historic District. The property was built in 1878 as a row of six two-story brick rowhouses with an english basement. The primary façade has a one-story projecting bay and punched windows with stone sills.

Proposal

The plan calls for the construction of a two-story rear addition and extends approximately thirteen feet and is outside the footprint of the adjacent property. The addition will add large picture windows along the second story with a stucco finish. The carriage house will be approximately 18' in height, clad in stucco, and feature three by four grid picture windows at the second floor and a garage door at the first floor. The roof is sloped towards the alley. The rear yard facing façade will be clad in stucco and features a large arched window over a patio doorway.

Evaluation

Due to the conformity of the windows along the rear rowhomes, staff has recommended that the applicant introduce punched windows along the rear rather than a large glazed window. The use of stucco material is a compatible material with the character of the alley and with the historic district in general. While the applicant has proposed a 13-foot addition to the rear of the property, the case has not been presented to BZA for special exemption under regulation 306.3 and 306.4 on excessively disproportionate rear extensions adjoining attached and semi-detached buildings. Overall, the height and massing of the carriage house and addition are compatible within the context of approved additions in the historic district.

Recommendation

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.

Staff Contact: Imania Price