

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

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Property Address:	<b>1903 12<sup>th</sup> Street NW</b>	Agenda
Landmark/District:	<b>U Street Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>July 23, 2015</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>15-415</b>	<b>X</b> Alteration
Staff Reviewer:	<b>Anne Brockett</b>	New Construction

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On behalf of owner Graham Katz, architect Stephen Lawlor seeks concept review to add to the rear of this diminutive house in the U Street Historic District. The house is the center of three small side gable frame rowhouses likely built immediately following the Civil War. Both houses flanking it have been expanded at the rear, leaving the back of the subject property in a recess.

**Project Description**

The proposal would add two stories behind and a roof dormer to the roof of the house springing off the center of the rear gable. The length of the rear addition would extend about 15 feet further than the addition at 1901 12<sup>th</sup> Street and about 6 feet further than 1905. Because of a discrepancy between party wall construction and the actual lot line, the addition will wrap slightly around the rear of 1901. The addition will be clad in lap siding with a symmetrical rear elevation of three windows over three doors with a slightly projecting glass awning. On the exposed side walls, wide boards would run between the grade and first floor and between the first and second floors to visually break up the wall surface. A low dormer would provide additional lighting into the interior of the house.

**Evaluation and Recommendation**

The proposal is compatible with the house and surrounding historic district. Although it is proportionally somewhat large in relation to the existing house, the addition remains subordinate by being lower in height. The addition successfully springs off well below the roof ridgeline, allowing most of the rear roof to remain visible. Although visible from T Street along the alley, the design, scale, massing, and materials of the addition are compatible with the historic district.

*The HPO recommends that the Board find the proposal compatible with the historic district and consistent with the purposes of the preservation act and that final approval be delegated to the staff.*