

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

Landmark/District:	U Street	<input type="checkbox"/> Agenda
Address:	1911 ½ 8th Street NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	July 27th, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	17-430	<input type="checkbox"/> New Construction
Staff Reviewer:	Imania Price	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Architect Scott Sterl AIA, on behalf of the owner, seeks concept review for a two-story rear addition to 1911 ½ 8th Street NW, a contributing property in the U Street Historic District.

Property Description

The existing structure is a two-story brick rowhouse built by the prolific builder Diller B. Groff in 1888. The property is at the end of a row of two-story houses and abuts a six-story mixed use building. The building has a one-story brick addition at the rear.

Proposal

The project proposes to remove the rear one story addition and construct a three-story rear addition. The addition will be 24' in width, approximately 33' in length, and clad in Hardi-Plank. The rear east elevation proposes eight openings each with large three panel windows. The fenestration on the first and second floors will have window openings with a full light glass doors and two 3' x 10' metal decks with cable railings. The south elevation proposes a six-foot wide light court at the front of the rear addition. The applicant proposes a 19' roof deck on the existing roof with a 16' setback. The façade restoration includes the repair or in-kind replacement of the windows and door.

Evaluation

The proposed addition is compatible with the historic house and with the U Street Historic District in overall massing, height, fenestration, design and materials. The applicant significantly reduced the rear addition from its initial proposal. The third story addition has been set off the existing building which will help reduce the massing on top of the original roof. The roof deck and associated guard rail should be designed so that it is not visible from street view. The proposed interior modifications include removal of load bearing walls and non-bearing partitions. Floor and roof assemblies will remain and new floor joists and roof framing will be sistered in where necessary.

Recommendation

The HPO recommends that the Board find the project consistent with the purposes of the preservation act and delegate final approval to staff with the condition the applicant limited its interior demolition to the stairwell and non-bearing partitions.