

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

Property Address:	1913 11th Street, NW	Agenda
Landmark/District:	U Street Historic District	X Consent Calendar
Meeting Date:	September 24, 2015	Concept Review
H.P.A. Number:	15-516	New Construction
Staff Reviewer:	Anne Brockett	X Alteration

Peter Sands of Northfield Construction and Development, working with Greg Kearley of Inscape Studio Architects, seeks the Board's review of a rear addition to this rowhouse in the U Street Historic District. The property is the center of a row of five 2-story, bay-front late nineteenth century rowhouses.

Project Description

The project would replace the existing rear ell and dogleg space with a full-width, 2-story addition with roof deck. A spiral stair would connect a small first floor deck with the roof. The addition would extend roughly 10 feet further into the rear yard than the existing ell and the adjacent building to the north and slightly less than the abutting property to the south. The rear elevation would feature punched openings with casement windows within wood or cement board siding. The only change to the façade is to replace the incompatible windows with appropriately scaled 1/1 sashes.

Evaluation

The deck would sit above the new construction only, approximately 30 feet from the façade and would not be visible from the front. The rear of the subject property faces an alley of individually built homes of various vintages, materials, and design. Within its own small row of five, there is little conformity in the rear elevations.

Because of the lack of consistency at the rear as well as the lack of visibility from any vantage point, the proposal is compatible with the historic district and consistent with previously approved rear additions.

The rear design would benefit from corner boards to finish the edges and/or simple wide-board belt courses to delineate the floors and cap the elevation. The HPO will work with the architects on final refinements prior to permitting.

Recommendation

The HPO recommends that the Board find this concept compatible with the character of the historic district and consistent with the purposes of the preservation act and delegate final approval to staff.