

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

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Property Address:	<b>1914 8<sup>th</sup> Street NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>U Street Historic District</b>		Consent Calendar
Meeting Date:	<b>July 26, 2018</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>18-468</b>	<b>X</b>	New Construction
Staff Reviewer:	<b>Anne Brockett</b>		

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Applicant Eckington Station LLC, working with architect Armstrong Kassa of SGA Companies, seeks concept review of 5-story addition behind a 2-story brick rowhouse built in 1879. The building is the lone historic survivor in a redeveloped block and is currently flanked by two modern 4-story buildings to the south and a 6-story building to the north, which steps down to 4 stories where it abuts this historic building.

### **Project Description**

The project calls for demolishing the rear 2-story ell and replacing it with a 5-story addition. The new construction would be set back 32½ feet from the façade with a rooftop stair tower set back an additional 14 feet. No part of the addition would rest on the roof of the original building.

The addition would be clad in cementitious panels on the front with large single-pane casements and doors. The rear, which would be clad in cementitious board siding, features a 4-story projecting bay and a partially exterior stair to grade.

The project includes restorative work to the façade, including window and door replacements and repointing.

### **Evaluation**

In 2016, the Board denied an application by a different owner to add directly on top of this building. The Board directed the design to be developed as follows:

“Should an addition be considered here, previous Board approvals for similarly scaled buildings in a similar context should serve as a guide. In cases where the historic streetscape is no longer intact, the HPRB has supported additions that are taller if they are set far back from the façade and are designed in a distinguishable aesthetic in order to look like a separate building. This building is the last of the houses on this block to represent the development of the northern part of the city and it should continue to be read as a late 19<sup>th</sup> century residence.”

In consultation with HPO staff, the new owner has developed the present concept to comply with this guidance. The addition is set back to the rear wall of the building’s original main block and presents a modern palette of materials. Rather than reading as an addition that overwhelms the building, it becomes part of a backdrop of larger surrounding buildings. In addition, the work will preserve the building’s structural integrity and restore its façade. Staff will work with the applicants on elements of the restoration, including window and door types. As the plans develop, the HPO encourages a simplified application of the surface panels, with fewer vertical and horizontal elements.

### **Recommendation**

*The HPO recommends that the Board approve the concept as designed as consistent with the preservation act.*