

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

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| Property Address: | 1922 11th Street NW | Agenda |
| Landmark/District: | U Street Historic District | X Consent Calendar |
| Meeting Date: | February 25, 2015 | X Concept Review |
| H.P.A. Number: | 16-105 | New Construction |
| Staff Reviewer: | Anne Brockett | X Alteration |

On behalf of owner Bogdan Builders, architect Rich Markus proposes to construct a rear addition on this two-story rowhouse. The building is one of three constructed in 1887 by Griffin Reed to the design of Nicholas Haller. The row is of high quality, with elaborate brickwork, metal roof cresting, patterned slate mansards, and arched-top windows. The house at 1922 has suffered some unfortunate alterations and a lack of maintenance over the years, however. The original stair has been replaced with pressure-treated wood, the brickwork is cracked, and the slates appear to be failing.

Project Description

The project proposes the construction of a brick-faced rear addition of three stories with a roof deck accessed by a stair tower. The addition would replace an existing rear ell, extending approximately nine feet further into the rear yard. The addition would be shorter in length than both adjacent properties and about as tall as the two properties to the south. The at-grade first floor and the second floor levels would be recessed under the third floor by roughly seven feet to allow for a terrace and deck, respectively. The third floor, which features a double door with safety rail, would be supported by brick piers that create a symmetrical arrangement for the lower two floors. The roof deck occupies the rear of the roof, essentially atop the new addition. The stair tower would slope up toward the rear with its tallest point well back from the façade but also set forward of the rear elevation.

Evaluation

The proposal is consistent with similar projects the Board has approved. It presents a scale, orientation, and material palette compatible with the existing house and historic district, and it does not impact an intact alleyscape.

The architect has revised the plans to set the stair tower at the rear of the property, where a future flag test will be completed to confirm non-visibility from the street. The rear elevation, while not typical in its massing and solid/void relationship, has been revised to add brick piers to support the upper floor.

As the plans develop, the HPO suggests that the roof deck be set further into the roof, as it appears that there is room for a reduction in height. HPO also suggests adding a window to the rear upper floor to break up a large brick plane. The front windows and doors appear to be original, or at least historic, and repair should be investigated before replacement. The HPO will work with the applicant on selecting a compatible metal front stoop and ensuring replacements of slate in-kind.

Recommendations

The HPO recommends that the Board find the concept compatible with the U Street Historic District and consistent with the Act and that the Board delegate to staff further review.