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

Landmark/District:	U Street Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1924 11th Street NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 28, 2021	<input checked="" type="checkbox"/> Alteration
Case Number:	21-124	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Chris Bogdan seeks permit review for construction of a three-story rear addition on a two-story rowhouse in the U Street Historic District.

Property Description

The two-story, bay-fronted brick rowhouse was built in 1886 by builder Robert Scott. The property is located between two ornate brick two-story rowhouses with raised entrances. A simpler style rowhouse, 1924 has a bay projection with ganged windows and a corbelled brick frieze capped by a metal cornice.

Proposal

The renovation of 1924 11th Street NW commenced under permits for interior and exterior alterations that included the replacement of existing foundations on the rear and sides with the walls above to be shored and retained. However, after an inspection, the rear and side walls, together with the interior framing, were demolished. As the work exceeded the scope of the issued permit, the applicant was cited with a violation by DCRA and the case is being adjudicated.

The applicant has now submitted an application to revise their issued permit to include reconstruction of the rear wing and is requesting approval of a third-story roof addition and roof deck on the reconstructed rear wing. The third story portion of the addition will be set back by 22'-1" from the front elevation, will measure 24'6" deep, and have a deck enclosed with a solid parapet wall at the rear. The application also includes removal and reframing of the carriage house roof at a slightly higher elevation, and new windows and doors in the existing openings of the carriage house.

Evaluation

While the extent of demolition undertaken was unfortunate and clearly exceeded the issued permits, that issue is being adjudicated through the Office of Administrative Hearings; the only issue before the Board is whether the proposed rear and roof addition and carriage house alterations are compatible with the character of the historic district.



The new rear addition essentially follows the footprint of the original rear of the building. However, a lumber mock-up of the roof addition shows that it will have some visibility from street view. As such, it is recommended that the set back be increased and the height of the addition reduced in order to ensure that it is not visible.

The Board has considered two-story carriage houses to be fully contributing buildings to historic districts. While the proposed window and door replacements are appropriate, removal of the roof structure and raising its height is not a compatible treatment.

Recommendation

HPO recommends that the Board approve the proposed permit on the condition that the scope of work and plans be revised to set the third story roof addition back on the rear ell an additional four feet and the addition lowered two feet in height to ensure that the addition is not prominently visible from street view, and that the existing roof framing and height of the carriage house be retained as is.

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