

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

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|--------------------|--------------------------------------|----------------------|
| Landmark/District: | U Street Historic District | (X) Agenda |
| Address: | 1924 9th Street NW | () Consent |
| | | (X) Concept |
| Meeting Date: | May 3, 2018 | (X) Alteration |
| Case Number: | 18-269 | () New Construction |

Owner Yeshimebeth Belay, with plans prepared by Tezera Lemma, seeks concept review for a two-story roof addition on a two-story brick rowhouse in the U Street Historic District. The property was built in 1878 as one in a row of six, and has been converted to commercial use. The building features one-over-one windows, a full-height projecting bay, decorative brickwork, and an ornate corbelled cornice.

Proposal

The plans call for constructing a two-story addition on top of the building. The third floor would be set back approximately 8 feet from the front façade and the fourth floor set back approximately 27'. The rear elevation would have decks on each level with large patio doors and side lights. The siding material has not be determined.

Evaluation

While there is a three-story new building in the block, there are currently no third-floor additions atop historic buildings on this row. There is a large roof deck atop the rear portions of 1938 – 1942 9th Street that has some visibility from street view.

The proposal is not compatible with the character of the house or the historic district. The Board has generally cited the principle that additions to historic buildings, particularly when they are visible from public street view, should not exceed the size of the original structure. For roof additions on rowhouses such as the subject property, the Board has consistently required that they be not visible from public street view so as to preserve the building's height, mass, and roofline. The proposed addition is not consistent with these principles.

A one-story addition located only on the rear portion of the roof that is not visible from public street view, and as documented with accurate plans and by a flag test, would be a compatible way to expand this property.

Recommendation

The HPO recommends that the Board find the concept incompatible with the character of the historic district.

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