

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

Landmark/District:	U Street Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1926 Tenth Street NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	March 22, 2018	<input checked="" type="checkbox"/> Alteration
Case Number:	18-229	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Property Description

Applicant Michael P. Rouse Architecture seeks concept review for a three-story addition to the rear of a two story rowhouse in the U Street Historic District. 1926 10th Street is located on a slip road that connects to Vermont Avenue across the street from the Grimke School. This two-story, flat-front masonry house was built in 1889 and features decorative brick coursing at the cornice and around the window and door openings. The rear elevation has a dogleg wing and a one-story frame addition. The property is within a row of two-story frame and brick houses with various heights and alterations to the rear.

Proposal

The proposal calls for a three-story frame rear addition to create a two-unit residence. The plans call for the existing one-story addition and rear dogleg to be demolished. The addition will extend 10' from the neighboring rear elevation on the east and will be 3' shorter than the neighboring rear elevation on the west. The addition will be setback from the front façade approximately 30' and, due to a split-level plan in which the addition's floors would be set lower than the existing house, the addition will extend only 4' up from the roof.

Evaluation

Due to the split-level plan, setback, and the various heights of the neighboring buildings, visibility of the roof addition would be extremely minimal. As indicated by a field test mock up, there would be minor visibility from vantage points across Vermont Avenue but the distance and backdrop of buildings behind rendered it virtually unnoticeable. As a result, the addition does not create a visual intrusion that results in an incompatible alteration to the house or to the historic district.

Although the enclosure of the dogleg will extend the width of the property, any impact on the abutting neighbors is mitigated by the modest depth of the addition, the deep rear yard, and the lighter perceived massing on the third-floor due to the split-level units. The proposed increase in height along the rear is compatible with the character of the block.

Recommendation

The HPO recommends that the Board approve the concept and delegate final approval to staff.

Staff Contact: Imania Price