

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

Property Address:	2024 15th Street NW	Agenda
Landmark/District:	U Street Historic District	Consent Calendar
Meeting Date:	February 26, 2015	X Concept Review
H.P.A. Number:	15-202	X Alteration
Staff Reviewer:	Anne Brockett	New Construction

Working with architect David Bloom, owner Sanjay Rupani seeks the Board's conceptual review to add three story addition to the rear of this home in the U Street Historic District. The house is one of a row of 11 built in 1892 as speculative housing designed by Denson & Schneider. The façade of the subject house was altered in the mid-20th century by the application of faux stone over the brick and the replacement of the original windows.

Project Description

The proposal would continue the existing third story, situated at the front of the house, all the way to the rear and would extend the rear by an additional 5'10" (and approximately 9 feet at the cellar level). A roof deck would be set back 3' from the rear wall and 4' from the north side wall, made accessible by a rear spiral stair.

The addition would be clad in cementitious board siding with simple punched door openings and paired windows.

Evaluation and Recommendation

In form, massing, height, and materials, the addition is compatible with the immediate alleyscape and the historic district as a whole. There are similar additions already constructed at 2012 and 2020 15th Street and a number of decks of various heights and designs that face onto this alley. Although visible from V Street along the alley, the added depth and height do not exceed the dimensions of the largest house in the alley and will be partially blocked by the large house on the corner of 15th and V Streets.

As the design progresses toward permitting, consideration must be given to placement of the meters in a manner that conforms to the Board's *Design Guidelines for Utility Meters*. In addition, although no work is specified for the façade, the HPO would encourage the installation of compatible windows and doors as well as consideration for restoring the brick. Finally, the HPO recommends the use of 1/1 windows on the rear rather than the 6/6 shown in the elevation.

Recommendation

The HPO recommends that the Board find the proposed addition compatible with the historic district and consistent with the purposes of the preservation act and delegate final review to staff.