

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

Landmark/District: U Street Historic District	(X) Agenda
Address: 2212 12th Street	() Consent
	() Concept
Meeting Date: January 25, 2018	(X) Alteration
Case Number: 18-018	() New Construction

Property Description

Ortiz-Willis Development, on behalf of the owner, seeks conceptual design review for a proposal to add a partial third floor at the rear of this rowhouse in the U Street Historic District. The property was built in 1885 as one of 10 two-story rowhouses on 12th Street designed and built by Diller B. Groff. Groff was a prolific developer and builder in Washington in the last quarter of the nineteenth century, constructing scores of dwellings, principally rowhouses, in the developing city.

Proposal

The proposal calls for adding a partial third floor and deck above the rear portion of this 2-story residence. The front face of the addition would be set back 21'9 feet from the house's front elevation, and be approximately 24' deep. The roof would be sloped towards the front and have an overhang at the rear. A roof deck with a metal railing at the rear would extend to the rear wall of the house. The plan states that there will be solar panels located on the standing seam metal roof of the addition.

Evaluation

As illustrated by a field-test mock-up constructed for HPO review, the roof addition will be visible as a perceptible additional mass atop the building from the intersection of W Street and 12th Street. As such, the addition is not consistent with the standard that has been consistently applied by the Board that roof additions not be visible from any public street view. In addition, the solar panels atop the addition will likely contribute to additional visibility from the street view.

Unfortunately, given the low relative heights of this row of houses, and the gap in the street wall created by the rear yard and alley between 2200 and 2206 12th Street, it is unlikely that a roof addition on this house could be designed so as to not be visible from street view. A rear deck with metal railings might potentially be compatible with the row if the stair access was set back far enough that it would not be visible from street view.

Recommendation

The HPO recommends that the Board find the concept incompatible with the character of the historic district and inconsistent with the purposes of the preservation act.

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