

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

Landmark/District:	U Street Historic District	(X) Agenda
Address:	2228 12th Place NW	() Consent
		() Concept
Meeting Date:	March 29, 2018	(X) Alteration
Case Number:	18-254	() New Construction
		() Demolition
		() Subdivision

Property Description

Applicant Nicolas Sabet seeks permit approval for a third-floor addition to a two story rowhouse in the U Street Historic District. The house is one of twenty in a row of identical brick houses built in 1885. The diminutive dwellings, lining both sides of the street, measure twelve feet in width and feature brick corbelling and simple brick windows and door hoods.

Proposal

The project includes adding a third floor, replacing the front door, and replacement of all windows with aluminum clad windows. The third-floor addition is proposed to set back 9 feet from the front facade, approximately 34 feet in length. The sloping roof and attic will be removed to accommodate the third-floor addition. The material of the addition will be vinyl siding. The rear elevation of the third-floor window will remain in the same openings with the addition windows align lining with the first and second floor.

Evaluation

The Board recently reviewed a third story addition in the same row at 2212 12th Place (March 2017, HP 17-185). The Board found the addition and infill to be incompatible as proposed, but found that it would be compatible if the following conditions were met: (1) the roof addition was set back 4 feet from the rear; (2) a flag test was conducted to ensure that the roof top HVAC system would not be visible from street view; and (3) the front door was replaced in kind. At 2240 12th Place, which is a largely reconstructed house, the Board approved a third story set back from the front but not the back, which results in a disruption to the continuous massing of the row in the rear. 2232 12th Place has a smaller rooftop addition but has a deck that extends to the rear wall of the house, also resulting in a large intrusion on the rear. By inseting the addition from the front, retaining the rear ell wing, and ensuring the addition will not be visible from street view, the proposal will preserve the character-defining features of this house and the unified character and historic two-story volume of the block.

Recommendation

The HPO recommends that the Board approve the permit with the condition the applicant conduct a follow up flag test to ensure setback is sufficient to ensure that the addition is not visible from the street view.

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