

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

Property Address:	2233 13th Street, NW	Agenda
Landmark/District:	U Street Historic District	X Consent Calendar
Meeting Date:	September 24, 2015	X Concept Review
H.P.A. Number:	15-483	New Construction
Staff Reviewer:	Anne Brockett	X Alteration

Working with District Design architects, owners Alaap Shah and Roshni Ghosh seek the Board's review of a concept to add a third floor and roof deck to a rowhouse in the U Street Historic District. The property is one of twelve identical rowhouses permitted in 1886 and built as speculative housing. The residences are brick with deep corbelling and projecting square bays capped by decorative gables.

Project Description

The project would demolish the existing rear ell, and rebuild it at the same length to fill the width of the lot and with a new third floor above. The new story is proposed to sit 16'8" behind the front wall, behind a roof deck that is depressed into the existing roof structure. The rear elevation would be comprised of large window and door openings, metal panels, and brick. The pattern of fenestration and metal panels would continue on the front of addition, opening onto the roof deck. While consisting of large openings, the rear is clearly divided among the floors and symmetrically organized in a compatible manner.

Evaluation

In June 2013, the Board approved a similar project two doors down at 2237 13th Street, on which the current proposal is based. The subject property has the added benefit of being further away from a potential line of sight at the intersection of 13th Street with Florida Avenue, which raised some concern for the previous application.

In the HPO's experience, sightlines from directly across the street that are very close to a proposed roofline are often visible from oblique angles. A mock-up will allow the addition to be placed so that it is not visible from either across the street or up and down 13th Street to Florida Avenue. In addition, it may be possible to slope the roof towards the front since a drain will be needed for the deck area. This might allow a bit of additional floor space while still maintaining invisibility.

Pursuant to a mock-up inspection that shows that the roof addition and deck are not visible, the proposal is compatible with the historic district and consistent with prior Board approvals.

Recommendation

The HPO recommends that the Board find this concept compatible with the character of the historic district and consistent with the purposes of the preservation act and delegate final approval to staff.