

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

Landmark/District:	U Street	<input type="checkbox"/> Agenda
Address:	911 T Street NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	May 25, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	17- 411	<input type="checkbox"/> New Construction
Staff Reviewer:	Imania Price	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Property owner Babatunde Steve seeks concept review for a rear addition for a three story row house in the U Street Historic District. The building was built as a single property in 1891 by architect Stanley B. Simmons.

Property Description

The proposal would build behind the rear elevation, maintaining the building's existing footprint. The rear addition would be three stories in height and clad in brick veneer. The rear elevation would be replaced with by four one over one double hung windows and a door on each level. The existing rear fire escape will be replaced with a spiral staircase down the length of the building. The proposed rear elevation will extend 19 feet in length and will be clad in brick veneer. A number of other houses within the row have added an addition to their property in the rear.

The front façade has been significantly altered from its original design. Along the entrance there is a double door on the ground level with an awning and vertical glass block window on the second floor. The first and second level front façade is clad in a brownstone veneer. There is a chain link fence along the front yard of the property.

Evaluation

The proposed addition is compatible as it does not overwhelm the underlying historic building, and does not detract from the character of a diverse alleyscape. There are other additions of this type-similar in massing and height to both the east and west. The addition is compatible with the historic district and the subject house in massing, height, scale, setback, orientation, and materials.

The front façade is out of character with the historic district. The chain fence is not an appropriate material for front yards, and the second floor glass block window is not in character with the rest of the row and is a distracting element on a Victorian style house. While the door and awning are also not in character with the building style, they provide an alternative to the typical stairwell and second story entry door consistent with the rest of the row.

Recommendation

The HPO recommends that the Board find the rear addition concept compatible with the U Street Historic District and consistent with the Act, and recommends the applicant replace the front yard fence with a compatible iron fence; replace the exterior façade entry door with a historic solid panel

door; and replace the glass block window with compatible one over one double hung; and that final review be delegated to staff.