

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

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Property Address:	<b>914 T Street NW</b>	Agenda
Landmark/District:	<b>U Street Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>April 27, 2017</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>17-235</b>	New Construction
Staff Reviewer:	<b>Anne Brockett</b>	<b>X</b> Alteration

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On behalf of owners Ben and Megan Olsen, Emily Hirst of Jonathan Kuhn Architect seeks concept review to add to the rear of a three-story rowhouse in the U Street Historic District. The building is one of a row of 22 homes built in 1890 by architect/developer Thomas F. Schneider.

**Project Description**

The proposal would build above and behind the rear ell, maintaining the building's existing footprint and dogleg form. The existing first floor screened porch would be replaced by an enclosed room with a deck behind. Above this, the second floor would be extended by about 5 feet with balcony. The existing third floor would continue onto the roof of the two-story ell with a balcony occupying the roof of the extended second floor.

The addition would be clad in hardipanel with expanses of glazing on the rear wall of each floor and metal railings for each floor's deck. No work is proposed at the front.

**Evaluation**

The addition is compatible as it does not overwhelm the underlying historic building, and does not detract from the character of a highly intact alleyscape. It also maintains the dogleg, which is consistent in this row. There are other additions of this type - similar in massing and height - to both the east and west, so this addition cannot be considered precedent-setting.

The rear of the house, however, is visible from Westminster Street across the Westminster Playground. This visibility compels a more compatible treatment of the rear elevation, particularly at the upper levels, which are more clearly seen. The HPO recommends a more symmetrical arrangement of windows on the second floor, elimination of the third floor transoms, or other treatment to more closely align the fenestration with the established pattern of punched windows along this alley.

The addition is otherwise compatible with the historic district and the subject house in massing, height, setback, scale, orientation, materials.

**Recommendation**

*The HPO recommends that the Board find the concept compatible with the U Street Historic District and consistent with the Act, with direction to the applicant to refine the rear windows in consultation with HPO, and that final review be delegated to staff.*