

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

Property Address:	925 French Street NW		Agenda
Landmark/District:	U Street Historic District	X	Consent Calendar
Meeting Date:	January 23, 2019	X	Concept Review
H.P.A. Number:	20-024	X	Alteration Subdivision

Hoffland Architects seeks concept review to add a roof addition to a two-story rowhouse in the U Street Historic District. The building is amidst a row of similar bay-front, brick Italianate residences built as speculative housing in the late 1870s and 1880s.

Proposal

The proposal would retain the existing rear and construct a new patio and window well at the ground level. The roof addition would add 635 square feet, set back 10 feet from the front façade of the house. It would be approximately 8 feet in height with a slight slope toward the front. The rear elevation would be brick with large glazed expanses. The side walls would also be brick.

The applicant has proposed to set the rear of the roof addition back at least 3 feet and extend the existing rear brick wall up to create a parapet to enclose the rear balcony. The roof addition will have a HVAC unit on its roof.

Evaluation

The roof addition is compatible with the historic district as it will be built to be not visible from the street, it does not overwhelm the underlying historic building, and it does not detract from the character of a highly intact rear alleyscape. A site visit and flag test has not confirmed that the addition will not be visible as the applicant did not have access to their client's roof. However, in order to comply with this condition, the applicant has agreed to do this prior to preparation of final plans and to lower the addition and push it further back on the roof as needed to ensure it will not be visible. The rear, while taller than the surrounding buildings, is mitigated by the rear set back.

Recommendation

HPO recommends that the Board find the concept compatible with the character of the historic district and consistent with the purposes of the Act, contingent on a field test being undertaken and modification of the plans be undertaken as necessary to ensure that the addition is not visible from street view, and that final approval be delegated to staff.

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