

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

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Property Address:	<b>2414 (rear) 18<sup>th</sup> Street NW</b>	Agenda
Landmark/District:	<b>Washington Heights Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>July 27, 2017</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>17-416</b>	<b>X</b> Alteration
Staff Reviewer:	<b>Anne Brockett</b>	New Construction

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In May, the Board reviewed a project to alter the roof of this commercial garage in the Washington Heights Historic District. The brick building, built in 1905 and 1912 and subsequently joined under a single truss-roofed attic space, occupies a large footprint at the intersection of two alleys.

The Board advised the applicant Coluca LLC and their architects from CORE that substantial change to the roof may be possible but that the proposal to extrude up a full story and recreate the existing roof form on top, as well as add strips of skylights and a visible roof terrace, was too aggressive and not appropriate.

**Revised Proposal**

As previously proposed, the windows will be largely replaced in-kind, with minor adjustments to provide egress and to return an altered window to its original state. The garage doors will be infilled with materials and designs compatible with the character of the building.

In response to the staff report and HPRB comments, the design has been revised as follows:

- A new roof that retains the existing height and form will be constructed.
- The new roof will extend over the existing notched southeast corner to solve the awkward existing roof angles here. The space under the extended roof will remain open.
- Shed roof dormers will be added on the east and west sides, along with a skylight at the roof ridge and a full window wall in the end of the hipped roof. The dormers, which do not extend to either the roof ridge or the roof edge, will also feature skylights.
- The roof terrace has been relocated from the southeast corner to the northeast, where it is recessed into the roof form and largely not visible.

**Evaluation and Recommendation**

Returning a building in disrepair to service is an important outcome of any historic preservation proposal, and a specific objective of the alley survey. The revised proposal for this garage accomplishes this goal in a compatible manner by maintaining the overall character and roof form of the building. Dormers are an appropriate solution in this case to increase usable space inside. Combined with a limited number of skylights, the proposal will leave the majority of the solid roof intact. The terrace has been appropriately relocated per the staff and Board's recommendations.

As the plans move toward permitting, the HPO encourages repair in-kind or replication of the existing cornice/gutter, replication of the existing window configurations, and retention of all lintels.

*The HPO recommends that the Board approve the project as compatible with the historic district and consistent with purposes of the Act and delegate final review to staff.*