

HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Property Address:	2829 29 th Street NW		Agenda
Landmark/District:	Woodley Park Historic District	X	Consent Calendar
Meeting Date:	February 27, 2020		Concept Review
H.P.A. Number:	20-135	X	Alteration Subdivision

On behalf of owner Yojimbo LLC, James Lozoskie of 3DF Design Build seeks the Board's review to increase the height of the attic. This Georgian Revival row was built by developers W.C. and A.N. Miller in 1922.

Proposal

The proposal would keep the front-gabled roofline intact, while raising the rear slope to create sufficient head height for usable space. The attic addition would extend approximately fifteen feet toward the rear, where it is built into the existing roof slope. Only the upper portion of the addition will be visible from the alley, featuring single and paired six-light windows. No other changes are proposed at the front or rear.

Evaluation

At the front of the house, the addition has the potential for a sliver view from the south between the existing roof ridge and the adjacent house's chimney. However, the visibility would be limited and somewhat camouflaged by the chimney and dormer windows of the abutting house. The houses on this row also benefit from being set on a very high berm, removing the roof further from public view.

The addition is otherwise consistent with previously approved additions of this type in Woodley Park and other historic districts. The house at 2707 Woodley Road, also built by the Millers, has a similar attic addition, as does 2824 28th Street, located directly across the alley from the subject property.

Building entirely behind the roof ridge is a good way to conceal an addition and conform to the Woodley Park Community Association's *Guidelines for Rowhouses in the Woodley Park Historic District*. As long as the flanking chimneys do not need to be raised, the proposal will not affect any character-defining features and is compatible with the Woodley Park Historic District in its orientation, scale, massing, and materials.

Recommendation

HPO recommends that the Board find the proposed roof alteration compatible with the character of the historic district and consistent with the purposes of the Act and delegate final approval to staff.

Staff Contact: Anne Brockett