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

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Property Address:	<b>1309 Q Street, NW</b>	Agenda
Landmark/District:	<b>14<sup>th</sup> Street Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>July 28, 2011</b>	<b>X</b> Alteration
H.P.A. Number:	<b>11-408</b>	New Construction
Staff Reviewer:	<b>Steve Callcott</b>	Demolition
		Subdivision

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Owner Roderick Cameron (1309 Q Street LLC) seeks conceptual design review for construction of a three-story addition on the rear of a three-story (above English basement) row house in the 14<sup>th</sup> Street Historic District. The building would be converted to two residential units.

**Property Description**

The property is one in a continuous row of 16 identical Italianate rowhouses constructed in the 1870s, just before the requirement of building permits. The row is characterized by their full-height three-story projecting bays, bracket wood cornices, brick window hoods, and facades of common brick (as opposed to smoother, pressed brick which became standard by the late 1870s). Interestingly, the house immediately to the east at 1307 originally had the same façade as the rest of the row, but was refaced in the 1880s in the more fashionable Queen Anne style.

**Proposal**

The plans call for constructing a three-story addition on the rear of the building, extending 15 feet from the existing rear elevation; an open deck on the first two floors would extend an additional 8 feet. The addition would be contemporary in character, clad in textured concrete block with banks of aluminum clad windows on the rear wall.

**Evaluation and Recommendation**

The addition would be subordinate in size to the existing house and consistent in size with other additions (including the house immediately to the east) approved by the Board. It would not be visible from a public street, and would not impact the character of the historic district or character-defining features of the property. The contemporary character of the addition is not inconsistent with others in the historic district, and the Board has consistently given flexibility in terms of the architectural character of additions that are not visible to public view.

If the project is to include work on the façade – window or door repair/replacement, masonry work, or other necessary repairs – that information should be coordinated with the HPO and included in the final construction plans.

The HPO recommends that the Review Board approve the project in concept and delegate final approval of the plans to staff.