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

Property Address:	1410 S Street, NW	Agenda
Landmark/District:	U Street Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	October 27, 2011	X Alteration
H.P.A. Number:	11-516	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Architect John Linam, representing owner Lindsay Reichman, seeks conceptual approval for alterations and a rear addition to a two-story Italianate rowhouse in the 14th Street Historic District.

The project calls for retaining and restoring the main block of the building, removing the two-story rear ell-wing and replacing it with a two-story rear addition that would span the width of the lot. The addition, to be clad in brick or stucco, would extend approximately 21 feet beyond the existing rear of the ell-wing. A partial third floor to the addition would be set back 34 feet from the street façade and 12 feet from the rear elevation.

The rear addition may have minor visibility from Johnson Avenue across the rear yards of the adjoining properties. The roof addition would be sufficiently low in height and generous in setback to ensure that it would not be visible from the S Street. In size, form, materials and fenestration, the addition is compatible with the character of the historic district and consistent with similar additions approved by the Board.

The HPO recommends that the Review Board approve the conceptual design as consistent with the purposes of the preservation act and delegate final permit approval to staff.