

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

Property Address:	1524 W Street, SE	Agenda
Landmark/District:	Anacostia Historic District	X Consent Calendar
Meeting Date:	March 28, 2019	X Concept Review
H.P.A. Number:	19- 221	X Alteration Subdivision

Property Description

Applicant and owner Johnny Rhodes Jr. requests review of a permit application to construct a rear addition to a late-nineteenth-century, frame house; the project will also include exterior renovation to the side windows and porch restoration. The two-story detached Victorian style dwelling was built 1891 for H.A. Linger, the president of the Building Association.

Proposal

The addition would require demolition of the first and second floor of the rear dwelling. The frame addition would add about 10 feet of depth to the present 51-foot deep house (or 56 feet, if one counts the front porch), which is not substantial and compatible given both the depth of the lot and comparative narrowness of the house. The structure would be sided with wood and roofed with asphalt shingles. The rear windows appear to be vinyl clad. There would also be a deck and balcony running the width of the rear elevation on the main and second level. The roof and addition will be slightly inset and will match in pitch and color.

Evaluation

The proposal to use wood siding on the addition is compatible with the character of the house, and the inset of the addition will provide some distinction between the original house and the addition. While the construction of this house predates the use of asphalt shingles – it was likely roofed in wood shingles originally – asphalt is a compatible replacement material that is widely used in the historic district.

Recommendation

The staff recommends that the Board approve the project in concept, with a delegation to staff of further review.

Staff Contact: Imania Price