

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

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Property Address:	<b>1713 Q Street NW</b>	Agenda
Landmark/District:	<b>Dupont Circle Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>December 16, 2021</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>22-032</b>	Permit Review
		<b>X</b> Alteration

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On behalf of owner Robert Claflin, Courtney Peloquin of Freedom Design Build seeks concept review of alterations to 1713 Q Street, which was designed by Thomas Schneider in 1889 as part of a unified row of 21 residences. The row has been noted for its highly articulated facades with turrets, oriels, and various bay shapes and heights as well as its rear elevations, which include 3-sided bays. The Schneider homes across Q Street have more elaborate rear elevations with brick buttressing and chimneys in the bay wall.

**Proposal**

The project team proposes to add to the roof, partially infill the dogleg, add a garage along the alley, and alter the front areaway. The roof structure will be demolished so the addition can sit well below the party walls. The addition opens onto a rear deck and a front deck that also fits below the parapet line. The addition will be clad in panel siding in a color that matches the slate of the turret.

The dogleg was previously infilled at the basement and first floor and the proposal would extend the height up to the third and fourth floors. The end of the new dogleg wall would be slightly inset from the projecting bay. A freestanding brick garage is proposed, which may require zoning relief. The design submitted is for an unroofed structure in the event that a roofed garage is not allowed due to lot coverage.

Finally, the proposal calls for a window well in front of elongated basement windows and what appears to be rebuilt steps going both up and down. It is unclear if the basement steps are being widened and what changes would be made to the original sandstone front stoop.

**Evaluation and Recommendation**

The concept is generally consistent with preservation standards, with the exception of the changes to the front, which do not meet the Board's *Preservation and Design Guidelines for Basement Entrances and Windows*. The elegant sandstone steps and stoop are original features that should be preserved and not altered. If the basement steps can be widened in a manner that accommodates this requirement, such a proposal could be approved.

The basement windows are quite large as is and lengthening does not seem necessary for code purposes. A large window well would diminish the already small front yard and omitting it from the application is recommended.

There are some roof additions on the row, designed to slope up from the rear of the mansard. The current proposal takes a different approach that is discreetly set far into the roof and well back from both the front and rear facades. With a flag test that confirms the addition will not be visible from Q Street, the roof addition would be consistent with the Board's standards.

The dogleg infill is sensitive in that it is proposed in a dark color, which allows the bay to retain its prominence while the infill looks to be in shadow. There are quite a few doglegs that are infilled at the first floor and some at the second. Rising to the third floor would be a new introduction here, but the HPO does not find the change to be an incompatible way to add to a historic building.

Although there are few garages on this row currently, the 1928 Sanborn map shows that they were once prominent. Construction of a brick garage with either a flat roof or roof framing only would be compatible with the historic character of this alley.

As the plan develops, consideration must be given to the location of meters, if they are to be replaced, and the window replacements, which should retain the existing wood mullions and brickmolds. Staff will work with the applicant on these details.

**Recommendation**

*HPO recommends that the Board find the roof addition, garage, and dogleg infill compatible with the historic district; find alteration of the historic front stoop incompatible; and delegate final review to staff.*

*Staff Contact: Anne Brockett*