

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

Property Address:	1737 Church Street NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar
Meeting Date:	December 20, 2017	X Concept Review
H.P.A. Number:	19-076	New Construction
		X Alteration

On behalf of owners Mary Andrus and Timothy Lynch, architect Jon Hensley seeks the Board's review for a rear and roof addition at this house in the Dupont Circle Historic District. The house is one of a row of nine designed by W.J. Simmons in 1908 for speculative builder James Ellerson.

Project Description

The project would demolish the existing rear wing and replace it with an addition that extends to the current depth of the rear open porches, approximately 4 feet beyond the rear wall. The addition fills in 6'10" of the dogleg, leaving the remaining 12' open. A roof addition would occupy over half of the main roof, leading onto a terrace at the rear.

The addition would be clad in horizontal siding and would feature ganged 3/1 windows on the first and second floors of the rear. The terrace would be enclosed by a 42" parapet that continues the use of siding up the rear wall.

Evaluation and Recommendation

The addition is compatible with the historic district and consistent with other projects approved by the Board in similar contexts. The roofs of this stretch of rowhouses have been altered over the years with roof decks, stair towers, a popup addition, and solar panels. Further, this row, along with the three rowhouses to west, is enframed by two taller apartment buildings, adding to the variety of building types and heights along what is a fairly altered alley. Further, the addition keeps the dogleg largely intact and does not extend further than the porches of the adjacent house to the east or the rear of the house to the west.

While the roof addition does occupy a good portion of the original roof, Church Street is quite narrow, and a mockup inspected by staff indicates that it will not be visible.

The HPO recommends that the Board approve the project as consistent with the purposes of the Act and delegate final approval to the HPO.

Staff contact: Anne Brockett