

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

Property Address:	1738 Church Street, NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar
Meeting Date:	June 27, 2019	X Concept Review
H.P.A. Number:	19-384	X New Construction
Staff Reviewer:	Anne Brockett	Alteration

Working with architect Scott Sterl, owners Murat Kayali and Kathryn Schleckser seek concept review for construction of a two-car garage with roof deck at the rear of their property at 1738 Church Street NW. The garage would connect to the rear of the house by a deck off the first floor.

The house is one of a row of seven built speculatively by the South Western Investment Company in 1912. By 1928, four of these had garages in the rear. Today, all except the subject property have enclosed parking, the most recent of which is next door at 1440, where a garage with roof deck was approved in 2015.

Project Description

The proposed garage measures 18 feet wide by 20 feet deep and would be faced with brick on its visible sides. On the north side it abuts an existing brick garage, constructed in 2015. On the rear, it connects to a reconfigured deck that leads into the rear of the house. A wood deck rail surmounts the deck, reaching an overall height from the alley grade of 12'6".

Evaluation and Recommendation

The garage is compatible with the house and the Dupont Circle Historic District. Garages have been present at the rear of this row historically and the proposed design is consistent with them and with the alley context in its size, scale, massing, materials and details.

The HPO recommends that the Board find the garage compatible with the character of the historic district and delegate final approval to HPO staff. The HPRB recommendation of approval shall not be construed as support for any necessary zoning relief.

Staff Contact: Anne Brockett