

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

---

Property Address:	<b>1739 Q Street, NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Dupont Circle Historic District</b>		Consent Calendar
Meeting Date:	<b>March 28, 2019</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>19-219</b>		New Construction
		<b>X</b>	Alteration

---

Potomac Construction Group/1739 Q Street LLC seeks the Board’s review of a concept to alter the roof of this stone-faced rowhouse to provide living space and a roof deck. The house is part of a long string of rowhouses on the north side of Q Street. Both the north and south sides were constructed as a single speculative venture, designed and developed by architect/developer T. F. Schneider between 1891-94. The row on the north side remains one of the most unified and distinctive blocks in the historic district, and is specifically recognized in the 1978 National Register nomination for Dupont Circle as “one of the most impressive Richardsonian rows in the area.”

**Project Description**

The proposal calls for removing the roof structure and replacing it with an extended attic addition of approximately 16’ deep plus a rear-facing roof deck. A centered dormer is intended to raise the ceiling height sufficiently to install double doors and framing. The roof deck occupies the rest of the main roof with a new parapet railing facing the alley.

The construction, however, has already begun. The permitting documentation is confusing, but HPO has not approved a permit for the roof work, nor has the L’Enfant Trust, which owns a conservation easement on the property.



It appears that what has been constructed does not match the plans submitted to HPRB. The door sizes and locations are different; there is no dormer; the stair is on the opposite side; and the depth,

height, and point at which the addition joins the front roof are unclear. The chimney, visible from the front - and a feature shared by all houses in this row - has likely been removed.

### **Evaluation**

Although visibility is often the primary factor in determining compatibility, the context must also be considered. This row is highly intact and particularly significant. There are three roof decks on this row of 21 houses, each located on the lower rear wings. All houses retain their original roof form and none has a roof pop-up, roof addition, or deck on the main roof. The proposal to redesign the roof with an addition and roof deck is not compatible with the character of this highly intact and significant row.

### **Recommendation**

*The HPO recommends that the Board find the roof addition and roof deck incompatible with the character of the historic district.*

*Staff Contact: Anne Brockett*