

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

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Property Address:	<b>1769 Church Street NW</b>	Agenda
Landmark/District:	<b>Dupont Circle Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>December 20, 2017</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>19-093</b>	New Construction
		<b>X</b> Alteration

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On behalf of owners David Alpert and Stefanie Schneider, architect Paul Wilson of Trout Design seeks the Board’s review to demolish the existing one-story rear ell and replace it with a one-story addition with rooftop patio above. The house is one of a row of five constructed in 1892 for speculative developer T.W. Bedford.

**Project Description**

The project would demolish the the existing one-story wing, which measures approximately 21 feet deep by 10 feet wide. In its place would be a full-width, shorter addition of 16 feet deep by 18 feet wide that expands the first floor and basement. The addition is finished with stucco and is surmounted by a roof deck, which sits back from the alley wall by six feet. A deck also projects off the rear of the first floor.

**Evaluation and Recommendation**

The addition is compatible in height, rhythm, massing, scale, and materials with the historic district and consistent with other rear additions approved by the Board.

*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*