

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

Landmark/District:	14th Street Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1514 Q Street NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	November 19, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	15-635	<input type="checkbox"/> New Construction
Staff Reviewer:	Kim Elliott	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

John Casey Development, with plans prepared by Arcadia Design, seeks conceptual design review for a 3-story plus basement and mezzanine level rear addition and alterations to a rowhouse in the 14th Street Historic District.

Property Description

This 2 story rowhouse was built in 1882 by B.L. Nevins and is part of a row of 2- and 3-story Queen Anne rowhouses with dog legs that step down to the rear alley.

Proposal

The proposed design calls for converting a single family rowhouse into 4 condominium units by renovating the interior of the existing house and adding a 3-story plus basement and mezzanine at the rear and overlapping the existing footprint. The addition on top of the house would be set back 14' from the façade with a roof deck occupying the front roof space; the top level (the mezzanine floor) would be set back an additional 20'-3". At the rear of the property the alley elevation would have large glazed openings and balconies for each unit. The full height of the addition will be 41'-9" tall. The front and rear elevations of the addition will be wood clapboard siding, with stucco finish on the party walls. The plans call for maintaining the rear wall of the existing house as well as the floor structures.

The project also includes restoring the front façade, replacing the windows, and restoring the cast-iron steps and railing. Utility meters will be located under the front stairs.

Evaluation

The proposed new construction is a substantial mass in comparison to the existing house form. However, it has been designed to be stepped back and has been modeled so as to not be visible from street view. The alley context is important to note in evaluating this project—while this alley on Q Street has rowhouses with their original doglegs, there are also several large rear additions and roof decks along this row. The proposed new addition is similar in height to its adjacent neighbor at 1516, and about 8' shorter than 1506 Q Street – which has a similar 3-story, plus basement and mezzanine condition. However, while there are similarities to 1506, the main house there is taller (a 3-story plus basement instead of 2-story plus basement), the addition only overlaps the main block of the house by a couple of feet, and the top floor is stepped back from the rear elevation. While this alley context suggests that a large rear addition could be compatible, the compatibility of the proposal could be improved by more closely following the principles established at 1506. Perhaps most importantly, stepping back the top mezzanine level from the rear elevation would give relief to the very tall wall height. This, in conjunction with reducing the amount of overlap on the historic building, would make this addition more compatible with the historic district and this row.

1516

1514

1506



Recommendation

The HPO recommends that the Board find the concept generally compatible with the character of the historic district and consistent with the preservation act and consistent with the purposes of the preservation act with the following recommendations:

- *That the addition's massing be reduced at the rear with a set back for the top floor;*
- *That the proposed mass on the main block of the house be further reduced;*
- *That the addition's rear elevation continue to be refined with consideration given to reducing the extent of glazing;*
- *That the plans identify that the utility meters will be placed under the front stair or on the interior of the building;*
- *That a flag test be conducted with HPO staff to confirm there is no visibility of the proposed addition;*

HPO further recommends that the Board delegate final approval to staff with the above recommendations.