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

Property Address:	1300 Q Street, NW	Agenda
Landmark/District:	14th Street Historic District	X Consent Calendar
Meeting Date:	May 28, 2020	X Concept Review
H.P.A. Number:	20-307	X Alteration
Staff Contact:	Steve Callcott	New Construction
		Demolition
		Subdivision

Architect Jim Foster (Arcadia Design), representing owner Karan Agarwall, seeks conceptual design review for construction of a rear addition on a rowhouse located at the corner of 13th and Q streets in the 14th Street Historic District.

Property History and Description

1300 Q Street is a three-story brick rowhouse capped with a bracketed wood Italianate cornice. The house was constructed as the end unit in a row of six houses facing 13th Street in 1877. The 13th Street elevation has a three-story projecting bay that repeats the cadence of bays on the rest of the row; the Q Street elevation has three projecting bays, with the entrance in the center bay, and a small, undistinguished one-story rear addition.

Proposal

The plans call for construction of a three-story rear addition replacing the one-story addition. The addition would be clad in brick with punched two-over-two windows on the first floor. The second floor and third floors would have a smaller footprint, clad in continuous banks of multi-light windows with paneling between the floors; the second floor would open to a small roof terrace.

Evaluation

While clearly contemporary, the addition is evocative of an enclosed rear sleeping porch, a feature often found in the city's Victorian era rowhouse neighborhoods. As the project continues to be developed, the architect should continue to coordinate with HPO on the detailing, such as for the paneling, the cornice, and how the windows meet the back wall of the house.

Recommendation

The HPO recommends that the Review Board find the concept compatible with the character of the historic district, and that final construction plan approval be delegated to staff.