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

Property Address:	1422 Q Street, NW	Agenda
Landmark/District:	14th Street Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	July 26, 2018	X Alteration
H.P.A. Number:	18-500	New Construction
		Demolition

Architect John Linam, presenting District Quarters, seeks conceptual design review for a rear and rooftop addition on a three-story contributing rowhouse in the 14th Street Historic District.

Proposal

The proposal calls for constructing a three-story addition that would project approximately 26' feet from the existing rear of the building. The addition would have a 3' wide court on the east side to preserve the party-wall windows of the adjoining house, and the corners would be canted to replicate the form of the existing rear elevation and to maintain open site lines for the adjoining properties. The third-floor penthouse, clad in stucco with French doors opening to a rear deck, would be setback 21' from the front and 17' from the rear wall of the new rear addition. A non-contributing two-story concrete block and siding garage at the rear of the lot would be demolished and replaced with a parking pad.

Evaluation

The rear addition is compatible in size, mass, height, fenestration and materials; would not be visible from street view; and is not inconsistent with other rear additions the Board has approved in this and other rowhouse historic districts. The penthouse would be set back sufficiently from the front as to have no visibility from public street view, and set back from the rear so as to be only negligibly visible from the alley.

Recommendation

The HPO recommends that the Review Board find the concept compatible with the character of the 14th Street Historic District, and final approval delegated to staff.

HPO Contact: Steve Callcott