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

Landmark/District:	14th Street Historic District	<input type="checkbox"/> Agenda
Address:	1436 S Street, NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	September 26, 2019	<input checked="" type="checkbox"/> Alteration
Case Number:	19-540	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Joyce Cowan, with plans prepared by Trout Design Studio, seeks concept review for adding a second story to an existing one-story brick garage at the rear of her property. The applicant is pursuing BZA relief for lot occupancy and alley setback (both existing non-conformities) and a special exception for an addition to accommodate an accessory dwelling unit.

Property Description

The primary building on the property is a two-story Italianate brick rowhouse constructed in the mid-1870s. The one-story brick garage at the rear of the property is undistinguished; based on the use of a steel lintel over the garage door and the lack of corbelling at the roofline, it appears to date from the mid-20th century. It contains a later one-story addition with a canted roof that projects into the rear yard.

Proposal

The plans call for adding a second story to the older portion of the building fronting the alley. The addition would be brick and rise to 20'0" in height. The alley elevation would have three double-hung windows on the second floor above a widened garage door opening. The second floor yard elevation would have multi-light steel windows. Solar panels would be flush-mounted on the roof.

Evaluation

The design, height, scale, materials and detailing of the addition are compatible with the character of the alley and surrounding context of one and two-story garages, and two-, three-, and four-story residential buildings.

Recommendation

The HPO recommends that the Board find the concept to be compatible with the character of the historic district and delegate final approval to staff.