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

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Property Address:	<b>1454-1/2 Q Street, NW</b>	Agenda
Landmark/District:	<b>14<sup>th</sup> Street Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>March 23, 2017</b>	<b>X</b> Alteration
H.P.A. Number:	<b>17-185</b>	New Construction
Staff Reviewer:	<b>Imania Price</b>	Demolition
		Subdivision

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Architect Erik Hoffland, representing owner Brent Fields, seeks concept review for construction of a two-story addition and basement addition on the rear of a three-story, flat-fronted 1870s Italianate brick rowhouse.

The additions would extend approximately 15'5" beyond the existing rear wall, projecting 4-5 feet further than the houses on either side. It is proposed to be clad in stucco on the side and rear elevations. A full-width deck would extend 10' from the back of the first floor. An awning approximately 3' would attach over the deck. A proposed roof deck would be located over the two-story addition with the side walls of the addition extended up to provide a 36" privacy parapet around the proposed deck.

The proposed addition is compatible in size, rear yard projection and relationship with the existing building, and the wide variety of additions that have been constructed along this row. It will have no visibility from public street view. The simple block-like form and masonry materials will ensure that it would be compatible with its surroundings.

The Board found a concept for a three-story addition of the same footprint and design at this property to be compatible with the character of the historic district in 2012 [HPA 12-518].

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