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

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| Property Address: | 1460 Rhode Island Avenue, NW | Agenda |
| Landmark/District: | 14th Street Historic District | X Consent Calendar |
| | | X Concept Review |
| Meeting Date: | May 23, 2019 | X Alteration |
| H.P.A. Number: | 19-323 | New Construction |
| | | Demolition |

MJ Development, with plans prepared by Potomac Architects, seeks conceptual design review for window replacement and construction of a five-story addition to the rear of a 3-1/2 story house in the 14th Street Historic District.

Property History and Description

1460 Rhode Island Avenue is a freestanding brick dwelling, designed by the architecture firm of Speiden & Speiden. The house embodies the form and features of an early 20th century, Georgian Revival-style town house, including Flemish bond brickwork with glazed headers, an arched entry surround, multi-pane double-hung windows with keystone lintels, pedimented dormers in the attic level, and a false mansard roof with an end chimney projecting above the roofline. The building has a one-story garage at the rear that is not original and which has been partially reconstructed.

The house is representative of the upper-class housing stock found around Logan Circle and along the historic district's avenues. These custom-designed and built dwellings for an affluent demographic stand out from the more ubiquitous and uninterrupted ranges of row houses found on the district's side streets that were speculatively built for the city's growing middle-class population.

The house abuts a 90' tall, mid-20th century non-contributing apartment building on the west and a public alley and a 90' tall non-contributing apartment building on the east.

Proposal

The project calls for renovation and construction of a five-story rear addition for conversion to a multi-unit apartment building. The windows of the existing house would be replaced in-kind, and the original front door and sidelights would be retained and restored. On the alley elevation, a single window would be bricked in and a new door added for access to a mechanical room.

The five-story rear addition would be set off from the main block of the house with a three-story glass hyphen connecting them. The five-story addition would be clad in red brick with cast stone sills. The windows would consist of single light casement windows.

Evaluation

The addition is compatible within the context of this block and the immediately surrounding apartment buildings. While taller than the building it is being attached to, it is separated by a lower hyphen element, would not be visible over top of the building, and would only be obliquely visible down the alley where it would be seen adjacent to the taller apartment buildings on each side. The addition has been designed to respect the massing of the house and to retain its rear wall, and with compatible materials and coloration.

Recommendation

The HPO recommends that the Board find the concept plans compatible with the 14th Street Historic District and that final approval be delegated to staff.

HPO Contact: Steve Callcott