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

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| Property Address:  | <b>1527 12<sup>th</sup> Street, NW</b>          | Agenda                                      |
| Landmark/District: | <b>14<sup>th</sup> Street Historic District</b> | <b>X</b> Consent Calendar<br>Concept Review |
| Meeting Date:      | <b>January 22, 2015</b>                         | <b>X</b> Alteration                         |
| H.P.A. Number:     | <b>15-097</b>                                   | New Construction                            |
| Staff Reviewer:    | <b>Steve Callcott</b>                           | Demolition<br>Subdivision                   |

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Trout Design Studio, representing owner Reggie Seifu, seeks conceptual design review for rehabilitation and construction of a two-story rear addition on a three-story corner row building in the 14<sup>th</sup> Street Historic District.

### **Property Description**

1527 12<sup>th</sup> Street is a three-story brick corner building. Important character-defining features include its bracketed wood Italianate cornice, prominent Mansard roof with dormers, corner tower, and rare surviving elements of its original projecting corner storefront window. The building likely dates from the mid-1870s.<sup>1</sup>

The building abuts a four-story non-contributing mid-20<sup>th</sup> century apartment building to the south and its rear yard backs up to an alley to the east. The building was most recently used as a church. It is in deteriorated condition with substantial rotting of the wood cornice, masonry deterioration, and non-original windows.

### **Proposal**

The project calls for restoration (and likely some reconstruction) of the roof, dormers and cornice, repair and reopening of the original storefront window, masonry repair, and new compatible windows and doors. A shallow (6') two-story addition would be constructed on the rear elevation; the addition would be frame in the vocabulary of an enclosed rear porch. An areaway is proposed on the Q Street elevation and individual window wells proposed along the addition's rear elevation.

### **Evaluation**

The project will result in much-needed repair and rehabilitation of this distinctive 19<sup>th</sup> century corner commercial building. While compatible in concept, the scope of work should continue to be developed in consultation with the HPO and should seek to retain the maximum amount of original fabric, particularly to the storefront and cornice elements. The rear addition is subordinate and compatible in size, scale, and placement.

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<sup>1</sup> Building permits were first issued in 1877; the absence of a building permit for the building and its stylistic attributes make it likely that it was constructed prior to that date. A permit for a private stable at the rear of the property was issued in 1878; the stable had been removed prior to 1965.

As the plans continue to be developed and detailed, the size of the Q Street areaway should be reduced and pulled east from the projecting storefront window so as to not create a moat across the majority of the elevation.

**Recommendation**

*The HPO recommends that the Review Board approve the concept and delegate final approval to staff.*