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

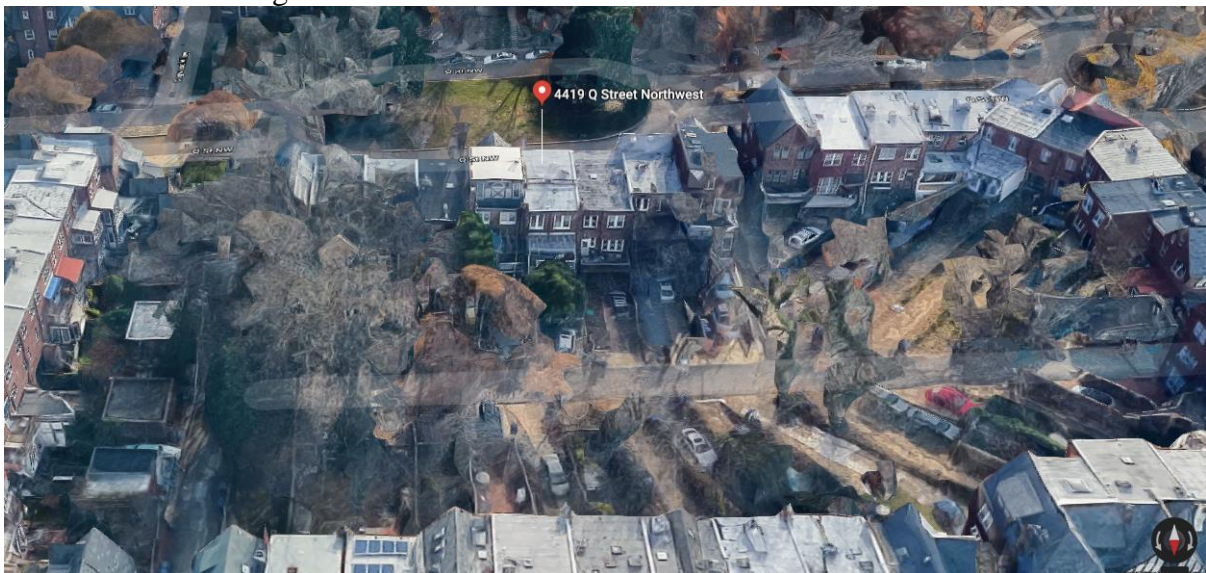
Landmark/District:	Foxhall Village Historic District	<input type="checkbox"/> Agenda
Address:	4419 Q Street, NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 24, 2019	<input checked="" type="checkbox"/> Alteration
Case Number:	19-063	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Jose Merino and Julieta Caride, with plans prepared by architect Joseph Boyette, seek concept review for a two-story rear addition on a house in the Foxhall Village Historic District.

Property Description

Foxhall Village is an enclave of Tudor Revival-style rowhouses built during the 1920's. Although developed by separate development teams during two periods of construction, the district is stylistically cohesive. 4419 Q Street, NW was built in 1927 by the development firm of Boss & Phelps. The property is located mid-block on Q Street between Surrey Street and 44th Street, NW. The building is two-stories tall and features an open porch at the ground floor of the rear elevation.

This portion of Q Street has a number of one-story rear additions and enclosed first floor rear porches. Two buildings (4417 and 4425) feature one-story rooftop additions constructed prior to the district's 2007 designation.



Proposal

The plans call for removal of the rear wall and construction of a new two-story rear addition. The addition extends 10' 0" towards the rear property line and features an exposed basement. The basement level would be clad in brick and the first and second floors would be clad in fiber-cement siding. Folding single-pane doors at the first floor would lead to a wood porch. The new rear addition would not be seen from any street.

Evaluation

The Foxhall Village Historic District Design Guidelines state:

Adding to the rear of a building is generally the best way to create extra space without impacting the property's architectural character or having significant impact on the surrounding district. Ideally, a rear addition should not be visible from the street. A rear addition should be subordinate – generally lower in height and smaller in footprint – than the building to which it is being added, and should not alter the primary form of the original roof.

The proposed rear addition is consistent with the design criteria outlined in the district's design guidelines and will have no impact on the architectural character of the neighborhood.

Recommendation

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

Staff Contact: Gabriela Gutowski