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

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Landmark/District:	<b>Georgetown Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>1544 33<sup>rd</sup> Street NW</b>	<input checked="" type="checkbox"/> Consent
Meeting Date:	<b>March 26, 2015</b>	<input checked="" type="checkbox"/> Addition
Case Number:	<b>15-085</b>	
Staff Reviewer:	<b>Tim Dennée</b>	<input checked="" type="checkbox"/> Concept

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The applicants, property owners Andrew and Kelly Stavish, with architect Christian Zapatka, request the Board's review of a concept to construct a one-story rear addition measuring about seven by twelve feet. The addition is to be designed as an enclosed, hip-roofed porch. The roof would be standing-seam copper and the exposed walls of fixed or operable French doors between posts. Little of the solid north wall would be exposed above the abutting brick garden wall that separates this property from 1546 33<sup>rd</sup>. There would be a little demolition involved, as the present opening to the rear yard would be shifted a bit northward to center on the similarly offset addition.

**Background and Evaluation**

This block backs up to Volta Park. The subject two-story brick building dates to the 1880s. The property has a small side yard on the south side, adjoining the broader yard of 3303 Volta Place. Despite this gap, the addition would not be visible from 33<sup>rd</sup> Street, which means that review of the project is outside the jurisdiction of the U.S. Commission of Fine Arts.

On the north, the building abuts a modest two-story brick house probably constructed in the early 1850s. Although lower, additions to that building have made it the same depth as the subject one.

Looked at absolutely or relative to the size of the subject house, the one-story, 84-square-foot addition is small. It falls within the categories of work delegated to staff review pursuant to Title 10C District of Columbia Municipal Regulations Section 320.1(a) as the construction of an "insignificant or clearly compatible" minor addition, and it is well under the 250-square-foot-footprint rule-of-thumb that has been adopted as the upper limit for such delegated projects. The referral of such smaller projects to the Board is still a matter of discretion for the staff, especially if even a small project or alteration may be questionable as to its compatibility.

There does not seem to be any such question here, however. Again, the structure would be diminutive, unseen from public space, subordinate in size to the subject building, not overwhelming to neighboring buildings, and, in form, like a rear porch. Little more than the roof would be visible from next door. There are deeper buildings on the block, and this addition may make this house as deep as any other, but by adding only a small and low mass that would be

probably be compatible on any or all of its neighbors. The staff would think nothing of administratively clearing a similarly situated open porch as an alteration.

There may be minor practical issues to work out, such as making sure that the gutter does not extend over the north property line and that the construction meets the garden wall without damaging it, but these are not historic preservation considerations.

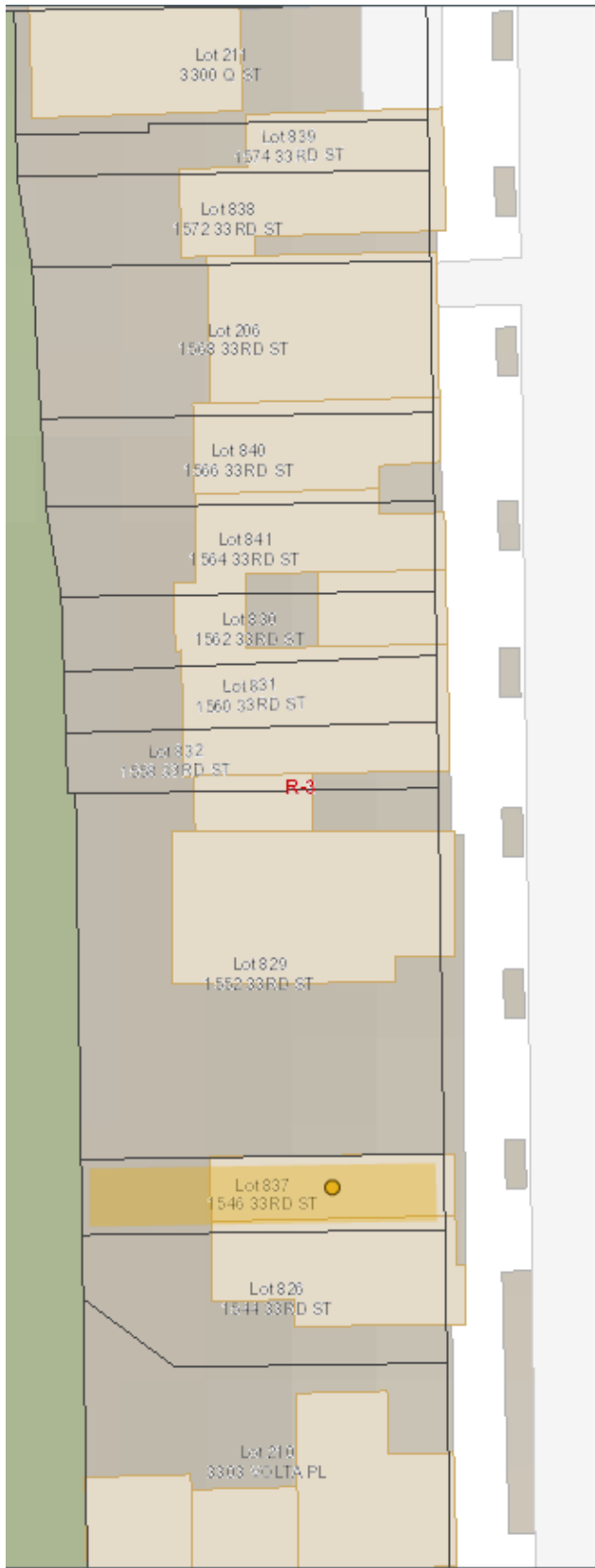
The reason the matter is before the Board, in spite of the delegation of authority, is that an objection has been raised by a neighbor, apparently on the basis of the added depth to the building. Under the circumstances, the HPO is referring the application to the Board with a recommendation to approve it by consent, but allowing for any public objections to be offered in writing or in person before the Board takes an action.

### **Recommendation**

*The HPO recommends that the Board approve the concept, determining the level of demolition and the character of the construction to be compatible with the character of the subject property and with the historic district, and thus consistent with the purposes of the preservation law. The HPO further recommends that the Board delegate to staff further review of the project.*



***The rear of the block.***



***A DC PropertyQuest map and aerial photo of the west side of 33<sup>rd</sup> Street between Volta Place and Q Street.***