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

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|--------------------|-------------------------------|---------------------------|
| Property Address:  | <b>1215 N Street, NW</b>      | Agenda                    |
| Landmark/District: | <b>Shaw Historic District</b> | <b>X</b> Consent Calendar |
|                    |                               | <b>X</b> Concept Review   |
| Meeting Date:      | <b>December 16, 2010</b>      | <b>X</b> Alteration       |
| H.P.A. Number:     | <b>11-082</b>                 | New Construction          |
| Staff Reviewer:    | <b>Steve Callcott</b>         | Demolition                |
|                    |                               | Subdivision               |

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Architect Bill Bonstra (Bonstra/Haresign Architects), representing J River N Street LLC, seeks conceptual design review for constructing a four-story rear addition and a small penthouse addition on a three-story rowhouse. As the house sits on a partially-raised English basement and has a mansard attic story, the additions would not be visible from surrounding streets. The building was long converted to a four-unit apartment building, as is typical of the other houses in this row.

**Proposal**

The proposal calls for retaining the house's rear wall and construction of an ell-shaped rear wing that creates a 15' courtyard between the building and the addition. In total, the addition would extend 42' from the existing rear wall, slightly less than the addition on the house to the east, and rise. The addition would be clad in stucco with large banks of multi-light windows, and aluminum and composite wood veneer panels. The addition would be capped by a fifth floor "mezzanine" set back several feet from the rear wall.

A penthouse would be constructed on top of the rear portion of the existing building, set back approximately 19 feet from the front façade, with a minor setback from rear elevation. The penthouse would not be visible from the street, and would be blocked from view in the alley by the rear addition.

**Evaluation**

This portion of the Shaw/Logan Circle neighborhood, immediately adjacent to downtown, is comprised of a mix of apartment buildings and rowhouses. Many of the remaining rowhouses, such as the subject property, were converted to apartments in the 20<sup>th</sup> century and have had substantial additions. While the proposed addition is large in footprint relative to the house, it is consistent with historical development patterns in this portion of the historic district where large additions are not uncommon. In this immediate row of five historic houses, the other four have all been substantially expanded with additions of a similar footprint to that being proposed. The proposed addition retains virtually all of the existing building, including the rear wall, and is clearly distinguishable in massing, materials and design. As the rear and roof additions will not be visible from the street, either over top the existing building, or from surrounding streets down the alley, the alterations will have a negligible impact on the character of the historic district.

The HPO recommends that the Review Board approve the proposed additions and delegate final approval to staff.