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

Property Address:	2311 18th Street, NW	Agenda
Landmark/District:	Washington Heights Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	November 17, 2022	X Alteration
H.P.A. Number	22-489	New Construction
		Demolition

On behalf of owner Andrew Nimmer of Highroad Hostels, architect Rich Marcus seeks the Board's approval of an addition to the rear of this building in the Washington Heights Historic District.

Project Description

The project will add a small addition above the existing second story ell at the rear of this former rowhouse. Because the building directly to the north is only one story in height, the side of the subject property is visible. The new third floor addition will continue the use of brick along this side and follow the existing roofline, sloping slightly toward the rear.

No windows are proposed on this party wall side of the building. On the south, regular punched openings and sash windows are proposed within the dogleg. At the rear, a door will open onto a stair down to a deck set atop the former garage. The garage has been incorporated into the rear of the building and has already had a second floor added.

No changes are proposed for the front.

Analysis and Recommendation

Although visible over the roof of the abutting building, the addition has been designed to be consistent with the subject building and the historic district. Its use of brick and the extension of the existing roofline will allow it to blend seamlessly with the existing context. In its orientation, form, massing, and materials, the addition is compatible with the Washington Heights Historic District.

The HPO recommends that the Review Board approve the concept as designed as consistent with the Act and delegate final approval to staff.

Staff contact: Anne Brockett