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

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Property Address:	<b>2024 16<sup>th</sup> Street, NW</b>	Agenda
Landmark/District:	<b>16<sup>th</sup> Street Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>February 26, 2015</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>15-131</b>	<b>X</b> Alteration
Staff Reviewer:	<b>Steve Callcott</b>	New Construction
		Demolition
		Subdivision

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Architect Ramy Ali (Ram Design), on behalf of owner Redwood Properties LLC, seeks conceptual design review for construction of two additional stories on an existing two-story ell-wing at the rear of a three-story rowhouse on 16<sup>th</sup> Street.

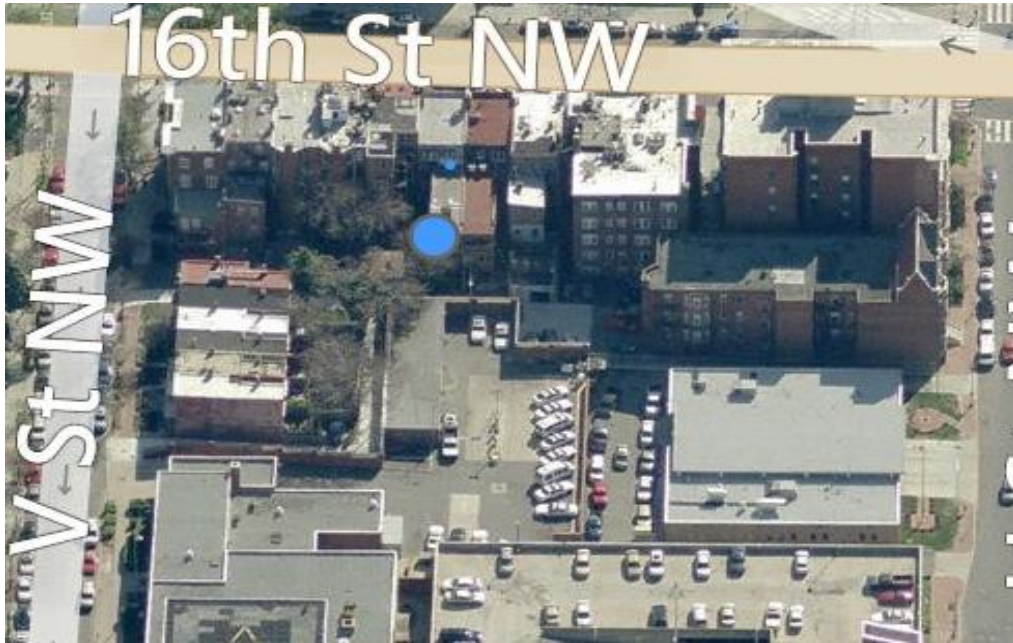
**Property History and Description**

2024 16<sup>th</sup> Street is a three-story Mediterranean Revival house that was designed by architect Appleton P. Clark in 1906. It is one in a pair of houses, each of which feature red tile roofs, diamond pane windows, second story oriel bays, and pedimented front porches.



### **Proposal**

The project calls for constructing two additional floors to the existing two-story rear ell wing. The rear slope of the roof would be altered to allow a fourth floor to be inserted within the attic behind the red tile roof and within the fourth floor of the proposed addition. One floor of the addition has already been constructed. A one-story bay would be constructed on the side of the ell on the first floor; it too has already been constructed.



### **Evaluation**

The addition would retain the existing ell wing and is compatible in size and scale with the large houses and apartment buildings in this row. Neither the addition nor the roof alteration would alter the appearance of the building as seen from street views. The proposal for façade restoration should continue to be developed, and the distinctive windows should be restored rather than replaced as per the Board’s window standards for “specialty windows” (DCMR 10-C, Chapter 23, section 2301.3).

### **Recommendation**

*The HPO recommends that the Review Board find the proposed addition compatible with the 16<sup>th</sup> Street Historic District and consistent with the purposes of the preservation act, and delegate final approval to the staff.*