HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Meeting: **November 18, 1999**

Landmark/District:	**Sheridan-Kalorama**		Agenda
Property Address:	**1520 22nd Street, NW**	(x)	Consent Calendar
H.P.A. Number:	**00-46**	(x)	Alteration
Date Received:	**August 23, 1999**	( )	New Construction
		( )	Demolition
Staff Reviewer:	**Suzanne Ganschinietz**	(x)	Conceptual Review

The applicant, architect Greg Zahn, has applied for conceptual design review for a second story addition to a garage building located off a public alley behind Q and 22nd Streets, NW.

The existing garage building is a one-story brick structure with two garage door openings and molded cornice. On the first floor level, the architect has proposed new residential doors from the garage door openings. The architect has proposed a very contemporary addition with non-traditional forms and materials. The addition will emerge from the roof with a slanted window treatment and transoms and an interplay of materials. The architect will build a parapet up from the garage cornice in a material as yet undetermined, perhaps sandstone. On top of this will be a 3" coping. Approximately half of the project is the new addition, and the other half contains fencing for a pool. The architect has proposed a tempered glass fence which would sit on a concrete curb.

The addition is defined by its slanted roof forms and interplay of glazed areas with copper panels (with patina). The addition provides a lively addition to the garage structure. The new addition will be visible across a parking lot for the Church of the Pilgrims and thus the materials should be as subtle as possible.

The staff recommends that the Review Board approve the project in concept and delegate final approval to the staff.

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BZA
Case No. 16584
Exhibit No. 27

Board of Zoning Adjustm
District of Columbia
CASE NO.16584
EXHIBIT NO.27