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

Property Address:	1327 Q Street, NW	Agenda
Landmark/District:	14th Street Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	September 18, 2014	X Alteration
H.P.A. Number:	14-557	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Architect VW Fowlkes, representing owner Robin Lollar, seeks conceptual design review for construction of a roof pavilion and roof deck on a three-story brick rowhouse in the 14th Street Historic District. Based on two field test mock ups, the addition and deck have been designed to ensure that they would not be visible from street view.

Proposal

The proposal calls for the front portion of the roof framing to be removed in order to sink a deck into the structure such that no railing is required. Access to the deck would be through a new roof addition located 17'5" back from the front façade and also partially submerged into the existing building. At the rear, a large contemporary two-story window, projecting 1'10" from the rear elevation, would be inserted on the third and new fourth stories.

Evaluation and Recommendation

The addition would be subordinate in size and profile to the existing house, and designed to be sufficiently set back and low in height as to not be visible from any perspective street views, including those down Kingman Place which runs perpendicular to the face of the house. As such, the addition would not impact the character of the historic district or character-defining features of the property. As the design continues to be developed, the materials of the sides of the addition should be specified as brick, stucco or some other masonry finish that relates to the character of the underlying building and party wall construction that is typical of the historic district.

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