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

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Property Address:	<b>2138 O Street, NW</b>	Agenda
Landmark/District:	<b>Dupont Circle Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>January 22, 2015</b>	<b>X</b> Alteration
H.P.A. Number:	<b>15-167</b>	New Construction
Staff Reviewer:	<b>Kim Elliott</b>	Demolition
		Subdivision

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Architect KC Price, representing the owner, seeks conceptual design review for construction of a one-story addition and roof deck on a two-story 1916 row house in the Dupont Circle Historic District.

**Proposal**

The plans call for a 1-story roof addition, clad in hardi plank siding, set back approximately 13' from the front façade, and 2' from the rear façade, and a roof deck atop the addition set back an additional 9' from the front and 2' from the rear, accessed through a roof hatch.

**Evaluation and Recommendation**

This alley between O Street and Newport Place has several 3<sup>rd</sup> floor additions that have been approved by the Board, as well as rear decks, roof decks, and carports.



The proposed addition and roof deck would be set back sufficiently from the front to avoid visibility from the street and fits within the context of the other additions on this row.

The rear setback is minimal and increasing this set back by a foot or two would be more appropriate and allow the original dogleg form to be more legible.

*The HPO recommends that the Board find the concept compatible with historic district and consistent with the purposes of the preservation act and delegate final approval to staff with the following conditions:*

- 1. The rear set back of the addition and roof deck are increased;*
- 2. A flag test is conducted to insure there is no visibility of the addition and roof deck from the street.*