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

Property Address:	1311 R Street, NW	Agenda
Landmark/District:	14th Street Historic District	X Consent Calendar
Meeting Date:	September 28, 2017	X Concept Review
H.P.A. Number:	17-588	Alteration
Staff Reviewer:	Steve Callcott	X New Construction
		Demolition
		Subdivision

Architect Dave Bloom, representing owner Matt Shkor, seeks conceptual design review for construction of a three-story rowhouse above a raised basement on a vacant site in the 14th Street Historic District.

Property Description

The 1300 block of R Street is characterized by an eclectic assortment of mostly three-story Romanesque and Queen Anne inspired rowhouses dating from 1875-1892. The subject site is flanked by a three-story 1877 red-brick Italianate house with a one-story bay and a mansard roof to the west and a three-story 1904 buff-brick Romanesque house with a full height rounded bay to the east.

Proposal

The design calls for a three-story rowhouse above a raised basement with a two-story square metal bay. The façade would be clad in limestone-colored pre-cast with an articulated door hood and windows sills and a rusticated base. The windows would be double hung. The rear elevation would be brick.

Evaluation

The proposed height, massing, proportions, scale, materials, and façade composition are respectful and compatible with the adjacent historic buildings and the character of the historic district. As the plans continue to be developed, the design of the stairs (which are an important design feature of buildings in the district) and the material selection and detailing for both the masonry and the metal bay will be important to the ultimate success of the project, and should be coordinated in consultation with HPO.

Recommendation

The HPO recommends that the Review Board find the concept compatible with the character of the 14th Street Historic District and delegate final approval to staff.