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

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Property Address:	<b>1311 Corcoran Street, NW</b>	Agenda
Landmark/District:	<b>14<sup>th</sup> Street Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>December 5, 2019</b>	<b>X</b> Alteration
H.P.A. Number:	<b>20-042</b>	New Construction
Staff Reviewer:	<b>Steve Callcott</b>	Demolition
		Subdivision

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Architect Patrick Jones, representing owner Martha Blalock, seeks conceptual design review for removing a one-story rear porch on the rear of a three-story plus basement rowhouse in the 14<sup>th</sup> Street Historic District and constructing a full-height addition on the same footprint.

**Proposal**

The design calls for the rear wall of the addition to be stucco with a large three-story multi-light glazed opening with metal spandrel panels. The two-story garage at the rear of the lot would also be renovated with new windows and doors in existing openings.

**Evaluation**

The proposed height, massing, and materials are respectful and compatible for a rear addition with the adjacent historic buildings and the character of the historic district. The Board has traditionally given greater design flexibility for rear elevations, such as is expressed here with the higher proportion of glass than is typical, as it does not affect character-defining features of the historic district.

**Recommendation**

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