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

Property Address:	1316 R Street, NW	Agenda
Landmark/District:	14th Street Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	October 27, 2016	X Alteration
H.P.A. Number:	16-564	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Owner Carlos Vazquez, with plans prepared by Juan Torres-Douglas, seeks conceptual design review for construction of a three-story addition on the rear of a three-story contributing rowhouse in the 14th Street Historic District.

Proposal

The plans call for a three-story addition above a basement that would span the width of the lot (20 feet) and project 21 feet into the rear yard. The addition would be clad in brick with large arched windows on the rear elevation. The top floor would be treated as a mansard clad in shingles. The plans also call for a porch on each floor connected by a spiral staircase. A roof deck would be created on the roof of the main block of the house, accessed through the back of the existing mansard tower element.

In discussions with HPO and building code officials, five changes will be made to the plans as submitted: 1) the mansard roof will not extend around to the sides of the property, as such features cannot be constructed abutting property lines, 2) the fenestration on the side elevations will be eliminated, also due to restrictions for party-wall construction, 3) the deck at the third floor on the rear will be eliminated, with the porch terminating at the second floor level, 4) the fenestration at the mansard level will be developed as dormer windows (similar to those shown on the side elevations), and 5) the railings of the porch and roof deck will be modified to be metal to reduce their profiles.

Evaluation

The proposed addition, as it will be modified, is compatible with the character of the historic district in terms of its height, mass, materials and general architectural expression. While projecting back further than the immediately abutting neighboring houses, this block contains a number of substantial rear additions that extend as far or further back than the proposal (including 1302, 1306, 1310, 1312 and 1324).

The roof deck will not be visible from street view.

Recommendation

The HPO recommends that the Review Board find the concept to be compatible with the character of the historic district on the condition that the plans are modified as described above, and delegate final approval to staff.