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

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Property Address:	<b>1521 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>June 27, 2019</b>	<b>X</b> Alteration
H.P.A. Number:	<b>19-395</b>	New Construction
		Demolition

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Architect Lisa Rigazio, representing owner Julie Philips, seeks conceptual design review for construction of a partial third floor

**Property History and Description**

1521 Corcoran Street is a two-story, bay-front brick house set above a partially-exposed basement. It was constructed in 1885 and exhibits Queen Anne brick work and original multi-paned stained glass windows and transoms. The house has lost its original elevated front yard, and the brick perimeter walls and front stairs are not original.

**Proposal**

The project calls for filling in a portion of a side court adjacent to the rear ell wing and construction of a partial third floor addition clad in cementitious panels. The roof addition would be set back 19 feet from the front elevation and recessed into the roof; it would also be set back 3’8” from the rear elevation. The roof of the addition would have two angled sections to receive solar panels. The project will also involve window repair or replacement and replacement of the front stairs, but specifications have not yet been developed for these. Similarly, solar panels are anticipated on the roof of the third floor addition but no plan has yet been developed.

**Evaluation**

The height and setback of the roof addition was field tested with HPO staff to ensure that it would not be visible from public street view, and taller buildings a few houses away on either side will prevent visibility from longer perspective views. While the angled roof forms result in a height that is somewhat taller than is typical of a roof addition, the additional height would not result in it being seen from street view.

**Recommendation**

*The HPO recommends that the Board find the concept plans for the roof and rear court infill additions compatible with the 14<sup>th</sup> Street Historic District and that final approval be delegated to staff. Plans for window repair/replacement, front stair replacement, and solar panel installation should be developed in coordination with HPO.*

*HPO Contact: Steve Callcott*