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

Property Address:	2127 N Street, NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar Concept Review
Meeting Date:	December 18, 2014	X Alteration
H.P.A. Number:	15-096	New Construction
Staff Reviewer:	Kim Elliott	X Demolition Subdivision

Architect Robert Gurney, representing the owner, seeks conceptual design review for construction of rear carport with roof deck and a rear ell roof deck on the rear 2-story wing of a 1897 row house designed by Architect N.T. King in the Dupont Circle Historic District.

Proposal

The proposed design includes demo of the existing carport with roof deck trellis and rebuilding a carport with masonry piers infilled with wood slats to continue up to guardrail height for the carport roof deck. Also proposed is a roof deck atop the 2-story rear ell of the house – with vertical wood slat railing up to guardrail height.

Evaluation and Recommendation

The carport replacement is smaller in height, and a cleaner, simplified design to what is currently on the site. The upper roof deck on top of the rear ell is not visible from the street, although the railing appears tall, due to the sloped roof of the rear ell. HPO has encouraged the architect to keep the height of the upper roof deck and railing as low as possible so that the deck construction does not create the perception of extra mass or an additional story.

The HPO recommends that the Board find the concept compatible with historic district and consistent with the purposes of the preservation act.