HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**2138 Bancroft Place, NW**		Agenda
Landmark/District:	**Sheridan-Kalorama Historic District**	X	Consent Calendar
		X	Concept Review
Meeting Date:	**October 24, 2002**	X	Alteration
H.P.A. Number:	**02-045**		New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, Singletary Rueda Architects for ICG, Ltd., seeks conceptual design approval for alterations to and construction of a three-car garage in the rear of a corner house at Bancroft and Phelps Place in the Sheridan-Kalorama Historic District. The garages would be at the basement level of the house, and have a garden/patio area on top of them that would be accessed from the first floor level; they would be visible from public space.

When presented to the Board in February, as part of a larger scope of work for rehabilitation to the house, the applicants were directed to continue working to lower the height of the garages and further articulate the brick walls. Since then, the design has been modified so that the rear portion of the roof-top terraces step down, allowing the rear walls of the garages to be lowered. The side walls, facing Phelps, have remained essentially at the same height, but have been redesigned to have a slight curve.

As a condition of the subdivision of this house into two single family dwellings, the Board asked that a covenant be developed in regard to future alterations in order to ensure that the building will continue to read as a single structure. The applicants have developed the covenant as requested, and it has been reviewed by Corporation Counsel for sufficiency.

The staff is satisfied that the lower height and greater articulation are a meaningful response to the Board's direction, and recommends that the Board approve the modified proposal as consistent with the purposes of the preservation act, and delegate final construction approval to staff.

BZA
Case No. 16932
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16932
EXHIBIT NO.26