HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**2130 Leroy Place, NW**		Agenda
Landmark/District:	**Sheridan-Kalorama Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**July 25, 2002**	X	Alteration
H.P.A. Number:	**02-480**		New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, owner Terrence Applebee, seeks conceptual approval for construction of a roof deck and rear decks, and alteration of three window openings to doors on the rear of a rowhouse in Sheridan Kalorama. The decks would not be visible from a public street.

The roof deck would be constructed on the center portion of the house's roof, sufficiently far back from the front elevation so as to not be visible from the street. On the rear, a deck is proposed extending out about 16' from the first floor, located approximately 8' off grade; it would be enclosed with a 6'6" high board on board fence. A second, shallower balcony, extending 4' off the back of the house, is proposed on the second floor, enclosed with a 36" high railing. The sills of two window openings on the first floor, and one on the second, would be lowered to allow for their conversion to doors accessing the new decks.

The size and height of the fence surrounding the first floor deck would give it almost the appearance of an enclosed room. While cognizant of the owners' desire for some privacy on the deck, the staff has encouraged the applicant to revise the design to lower the fence, eliminate the pediment detail on the rear, and design it to be as open as possible. The rear decks may require a zoning variance, due to the increase in lot coverage, however, the applicant has not yet obtained a determination on this from the Zoning Administrator.

The staff recommends that the Review Board approve the concept as consistent with the character of the Sheridan-Kalorama Historic District.

BZA
Case No. 17185
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17185
EXHIBIT NO. 22