

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

Property Address:	1216 18th Street, NW	Agenda
Landmark/District:	Dupont Circle HD	X Consent Calendar
Meeting Date:	May 23, 2013	X Concept Review
H.P.A. Number:	13-212	Alteration
Staff Reviewer:	Kim Elliott	X New Construction

The architecture firm Grupo 7 on behalf of the owner Douglas Development Group seeks conceptual design review for construction of an enclosure for mechanical equipment and a 3rd floor roof deck along Jefferson Place.

Property Description

The main building of the property is a three-story stucco structure built in the early 1900s in the Mediterranean style at the corner of 18th Street, Connecticut, and Jefferson Place. The building continues as a one-story structure to the west along Jefferson Place housing exposed mechanical equipment on the roof. The one-story rear wing, which serves as the entrance to a basement space, was refaced with stucco in the 1990s and more recently updated with a canopy and new entrance doors; it reads as a separate building from the corner structure.

Proposal

The proposal calls for construction of a two-story enclosure on top of the one-story rear wing along Jefferson Place. The proposed two story addition is intended to obscure existing roof top mechanical equipment at the second floor and provide a partially enclosed open-roof deck for a biergarten at the 3rd floor level.

The addition will match the materials, rhythm, and articulation of the early 20th century historic corner building. Wood louvers will be used on the second floor elevation in lieu of windows alternating with recessed galvanized screens to hide and vent the existing mechanical equipment previously visible on the roof of the one-story wing. The third floor is primarily enclosed in a continuous wall of windows (for sound attenuation of the roof top space), capped with a simple and strong roof projection at the perimeter.

Evaluation

The applicant presented to the Board in May and returns this month with additional information and drawings to address the Board's questions and concerns in regard to the materials and detailing at the 2nd floor.

Because of the open air needed for venting the mechanical equipment at the second floor, a large portion of this floor needs to accommodate requirements for open air flow. A rhythm of openings alternating between wood louvers and galvanized grating screens will hide the mechanical equipment and allow for enough open air space. The wood louvers will be flush with the main façade, while the screen areas will be set back 24" from the wall openings, creating some depth and texture, and still masking the mechanical equipment visually from the street.

The architect also provided an additional elevation of the rear (west end) of the building. The same design of alternating recessed screens and wood louvers at the second floor turns the corner to keep the design consistent. At the third floor, the glazing turns the corner to become a painted wood wall over a sound barrier wall to help with sound mitigation at this level.

The addition is a thoughtful solution that solves two design challenges: hiding a current eyesore – the very visible and large mechanical equipment on the first floor roof along Jefferson Place-- and creating additional space for commercial use at the third floor level. The design extends the general vocabulary of the historic corner building and is compatible by using the same stucco material and color, by referencing the window rhythm and scale, and detail articulation. The third floor deck space primarily enclosed with a glazed wall of windows successfully conveys a lightness to the third floor addition, and reinforces that it is a secondary structure to the historic corner building.

Recommendation

The HPO recommends that the Board find the concept to be compatible with the character of the historic district and consistent with the purposes of the preservation act, and that final approval be delegated to staff.