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

Property Address:	1337 Connecticut Avenue, NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	February 28, 2013	X Alteration
H.P.A. Number:	12-421	New Construction
Staff Reviewer:	Steve Callcott	Demolition

Architect Michael Beidler (Trout Design), representing Valor Development, seeks on-going conceptual design review for construction of a roof addition atop a non-contributing building in the Dupont Circle Historic District.

At the January meeting, the Board found the concept for adding two additional floors to be incompatible with the character of the surrounding historic district, as it would result in these floors being readily visible above the relatively uniform heights and rooflines of the contributing buildings on this block. In approving the HPO report, the Board found that one additional floor (a sixth floor) could be compatibly accommodated if appropriately set back.

Revised Proposal

The revised proposal eliminates the proposed seventh floor, and retains the sixth floor with the same general setbacks. On the Connecticut Avenue elevation, the new upper floor would continue to evoke the corner tower element below and have a simple mass that spans the width of the building. On the 18th Street elevation, the upper floor has been simplified so that it reads a unified element, no longer trying to relate to the massing of the three sections of the underlying bay-fronted rowhouse. An elevator penthouse would continue to rise to the height of the previous seventh story, but would be composed as a simple penthouse form clad in brick.

Evaluation

The revised proposal compatibly relates to the underlying building on both elevations. While still visible from public vantage points, the height, mass and weight of the addition is not overwhelming or disproportionate to the adjacent historic buildings..

The design for the Connecticut Avenue elevation retains the generous 24' setback for the sixth floor previously proposed, and continues to relate in form and roofline to the underlying building so as to result in a compatible and respectful relationship. The south side elevation has been converted to a simply large plane of glass, which the north side would be more solid with punched windows. The simplified planes and roof forms help tie the additional floor to the monumental building below. Further simplification of the

roof lines on the 18th Street elevation and using glass railings for the upper level terraces have helped reduce the mass and visual busyness of the previous design.

Recommendation

The HPO recommends that the Board:

- *Find the revised concept for one additional (sixth) floor to be compatible with the character of the historic district, and*
- *Delegate final approval to staff.*