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

Property Address:	1636 17th Street, NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	December 15, 2011	X Alteration
H.P.A. Number:	12-090	X New Construction
Staff Reviewer:	Kim Elliott	Demolition
		Subdivision

Michael Beidler (Trout Design Studio), on behalf of Broadwater Capital, requests concept review of a rear and roof addition to a mixed use building at 1636 17th Street, NW in the Dupont Circle Historic District.

Property History and Description

This Queen Anne style building was originally constructed as a three-story brick home in 1887, designed by architect W.T. Palmer. Currently the first floor is commercial with two floors of residential above.

Proposal

The project involves a rear addition to the 2nd and 3rd existing stories as well as a 4th floor roof addition significantly set back from the main façade. The first floor will remain a commercial storefront while the 2nd, 3rd, and 4th floors will become residential units.

The addition at the rear of the building extends from the existing first floor up to the 4th floor level. The rear addition maintains the same brick material and a similar solid vs. void composition as the original rear building façade. The 4th floor roof addition continues the brick massing with a much smaller footprint and is set back approximately 20' from the street façade.

Evaluation and Recommendation

The applicant has worked with the HPO to maintain a low roof height for the new 4th floor and open roof deck to ensure that they are set sufficiently back from the façade so that they are not visible from 17th Street, and do not interfere with the strong and detailed cornice line of the original structure.

As the plans continue to be developed, the first floor CMU wall at the rear addition should be treated with a more sympathetic finish, either through parging or by an alternative material that is more compatible in character with the historic district.

The HPO recommends approval of the roof alteration and rear addition with appropriate CMU treatment and delegation of final approval to staff.