

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

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Landmark/District:	<b>Dupont Circle</b>	<input type="checkbox"/> Agenda
Address:	<b>2131 N Street, NW</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>September 18, 2014</b>	<input type="checkbox"/> Alteration
Case Number:	<b>14-627</b>	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	<b>Kim Elliott</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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SoeLin Design representing owners Alexander Pitt and Christine Qiang seek conceptual design review for a two-story rear addition and carport trellis in the Dupont Circle Historic District.

### **Property Description**

This rowhouse was built in 1897 as part of a handsome Romanesque Revival row. The property is a typical 3-story + basement rowhouse footprint with 2 story dogleg at the rear and backs up to an alley.

### **Proposal**

The proposed design is for a 2-story addition at the rear of the dogleg and a trellis carport structure that will fill the remaining rear yard space. The new addition is 29'-6" tall—4'-3" taller than the existing dogleg. The building addition is clad in brick at the alley-facing façade and dryvit on the side elevations with large picture windows on the north and west elevations. The proposed trellis is wood construction.

### **Evaluation**

There are a variety of dog leg additions on the south side of the alley, as well as another wood carport structure. The footprint of the proposed addition (10'-9" extension) is compatible with this row and historic district; however the additional height, treatment of the elevations, and the exterior materials should be reconsidered.

The extra height of the addition is directly related to a basement entry head height issue. The proposed design introduces an internal 1<sup>st</sup> floor stair going up (to nowhere) to allow for the basement stair head height, and therefore pushes the ceiling up taller with the same result occurring on the 2<sup>nd</sup> floor. This additional height creates an odd relationship in the building form, problematic issues for draining the roof, and an awkward interior space.

The large picture windows at both floors at the alley façade as well as the west façade feel out of scale with the small scale nature of the rear of these rowhouses. A different composition of windows would be more compatible.

### **Recommendation**

*The HPO recommends that the Board find the overall concept consistent with the preservation act but encourage the architect to:*

- 1. Find a new solution for the basement stair head height issue that maintains the dog leg roof height for the new addition;*
- 2. Work with the HPO staff on a more compatible window composition for both elevations;*
- 3. Use the same material for all three elevations – brick would be recommended to match the historic house and dogleg.*