

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

Property Address:	1620 Riggs Place, NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar
Meeting Date:	July 25, 2019	X Concept Review
H.P.A. Number:	19-383	X New Construction
Staff Reviewer:	Anne Brockett	Alteration

Working with architect John Katinas of Katinas|Bruckwick Architects, owners Deborah Golden and Jim Burns seek concept review for construction of a garage with roof deck at the rear of their property at 1620 Riggs Place NW. The proposal would also rework the existing rear deck, stairs, and canopy structure.

The house is one of a row of 13 designed by architect Harvey L. Page and built in 1889 by developers Addison & Larcombe. Alterations to the rears of these properties have been fairly limited, allowing their upper flat facades, identical window composition, and regularized depth to remain evident. Several houses have had one-story additions added in the 20th century.

Constructed prior to ubiquitous automobile ownership, the row had no garages originally. However, by 1928, 11 of the 13 houses had garages out back, including 1620 Riggs; by 1937, all had garages or substantial rear sheds. Today, the alley contains a mix of older and newer brick and metal garages, roll-up garage gates, parking pads, and garages with added roof decks and semi-enclosed spaces.

Project Description

The proposed garage measures 11'4" wide by 20'10" deep and would be faced with brick. An arched carriage style door faces the alley along with an adjacent metal fence, enclosing an exterior parking space. The garage would be capped by a roof deck with brick corner piers and metal railings on three sides and a brick parapet wall on the east side. Stairs lead down from the rear into the yard.

At the rear of the house, the existing deck and small brick bumpout would be replaced with a new deck and reconfigured stair. The current metal trellis structure would be replaced with a new one.

On both sides, the garage location is flanked by existing garages. Although the new garage will be taller, the design has been revised in response to HPO comments to remove a pergola, screen wall, and front parapet.

Evaluation and Recommendation

The garage is compatible with the house and the Dupont Circle Historic District. Garages have been present at the rear of this row historically, including at the subject property, and the proposed design is consistent with them and with the alley context in its size, scale, massing, materials and details.

The HPO recommends that the Board find the garage compatible with the character of the historic district and delegate final approval to HPO staff. The HPRB recommendation of approval shall not be construed as support for any necessary zoning relief.

Staff Contact: Anne Brockett