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

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Landmark/District:	<b>Dupont Circle</b>	<input type="checkbox"/> Agenda
Address:	<b>11 Dupont Circle NW</b>	<input checked="" type="checkbox"/> Consent
ANC:	<b>2B</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>July 25, 2019</b>	<input type="checkbox"/> New Construction
Case Number:	<b>19-411</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owner RMR Group, with plans by HOK Architects, seeks concept review for façade modifications, alteration of the building entry, and redesign of streetscape and courtyard space along Dupont Circle for a non-contributing building in the Dupont Circle and Massachusetts Avenue historic districts.

### **Property Description**

11 Dupont Circle is a nine-story office building with underground parking facing Dupont Circle. Constructed in 1974, it is non-contributing to the character of the Dupont Circle and Massachusetts Avenue historic districts. The main entry to the office building is located through a breezeway and in a courtyard entered off New Hampshire Avenue. In January 2016, the Board approved a renovation project for the building that was much larger in scope—including modifications to the façade, renovation of the building entries, public space, and a new rooftop terrace. The current project is just focusing on the streetscape, breezeway, and courtyard space.

### **Proposal**

The proposed design fully renovates the exterior breezeway, courtyard, and main entry with a modern aesthetic, using wood slats, colorful art and graphics, improved lighting, and exterior furniture. The project also redesigns the public space along New Hampshire Avenue including new signage for the building.

### **Evaluation**

Through warm materials, new lighting, and graphics, the architectural design creates a much more inviting space, welcoming pedestrians through the breezeway to use the public courtyard and direct them to the main entrance. The public space along the New Hampshire Avenue elevation would be modified by removal of the raised planting bed and retaining wall, which would be replaced with small trees and shrubs and opened up to allow for more light to enter the lower level of the building. The redesign would include a grass area cut away for some sculptural seating, somewhat reducing the green area. While the latest design has increased the amount of grass area from previous versions, the public space would benefit from more plantings or trees, to keep this long strip as green as possible. This space also includes new signage for the office building—the address is cut into horizontal wood slats along the brick façade that wrap into the breezeway and successfully directs the user to the courtyard entrance. A black steel panel frame

with accent illumination that delineates the 1<sup>st</sup> level organizes and centers the 1<sup>st</sup> floor elevation. The black steel framework compliments the modernization, however the illumination of this frame is not compatible with the historic district.

**Recommendation**

*The HPO recommends the Board find the project to be compatible with the Dupont Circle and Massachusetts Avenue historic districts, and that the architect continue to refine the public space elements and to delegate final approval to staff.*

*Staff contact: Kim Elliott*