

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

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Landmark/District: **Dupont Circle Historic District**  
Address: **1315 22<sup>nd</sup> Street NW**

Meeting Date: **September 24, 2015**  
Case Number: **15-574**  
Staff Reviewer: **Kim Elliott**

( ) Agenda  
(X) Consent  
(X) Concept  
(X) Alteration  
( ) New Construction  
(X) Demolition  
( ) Subdivision

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Architect Kim Jones on behalf of Laura and Isaac Adams seeks conceptual design review for removal of a rear 2-story ell wing and construction of a new 2-story rear addition at 1315 22<sup>nd</sup> Street NW in the Dupont Circle Historic District.

**Proposal**

The proposal is to rebuild the 2-story rear ell of this 3-story rowhouse built in 1882. The house is the mirror twin to 1313 22<sup>nd</sup> Street, and the existing rear ell with 1-story shed addition is 21'-10" deep. The project includes demolition of the current rear ell and shed, and construction of a rear addition that will be 28'-8" deep and 20' tall, clad in stucco with wood trim, and span the full width of the house with a roof deck on top of the addition. The alleyscape includes a wide variety of additions, including deep 2-story and 3-story rear additions and porches.

**Evaluation**

The 2-story rear addition with roof deck would not be visible from 22<sup>nd</sup> Street and is consistent with other rear additions approved by the Board. Although it is a sizable addition and the rear of the property is visible from Newport Place, it is compatible with the scale and mass of the other rear additions along this row. The applicant has received letters of support from both adjacent neighbors.

**Recommendation**

*The HPO recommends that the Board find the proposal compatible with the historic district and consistent with the purposes of the preservation act and that final approval be delegated to the staff.*