

---

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

---

Property Address:	<b>1323 21<sup>st</sup> ST NW</b>	<b>X</b>	Consent Calendar
Landmark/District:	<b>Dupont Circle Historic District</b>		Agenda
Meeting Date:	<b>February 22, 2018</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>18-133</b>	<b>X</b>	Alteration
		<b>X</b>	New Construction Subdivision

---

Architect Robert Gurney, representing owner Bereket Haregot, requests concept review for construction of a rear three-story addition and a new two-story accessory structure at 1323 21<sup>st</sup> Street NW.

Built in 1891 by Yost and Brothers, the row house at 1323 21<sup>st</sup> Street NW is a brick, two-story row house with a shallow projecting bay. The home features two bay openings at the first floor with arched surrounds around a bay window and the primary entrance, and two bay openings at the second floor featuring single and paired one-over-one windows. The structure stands slightly above 21<sup>st</sup> Street on a berm that has been altered for basement access.

**Proposal**

This project proposes a to remove a non-historic, one-story rear addition and construct a new two-story rear addition. The project also proposes construction of a two-story accessory structure that will serve as a garage and storage. Other work is to include landscaping and a new deck at the rear, as well as punch windows and recessed window infill on the south elevation of the rear el.

**Evaluation**

The new two-story addition is within the existing footprint of 1323, with no new work visible from the street. The proposed two-story accessory building would serve as a garage at the first floor and storage at the second. Currently, the alley has garages that vary in age and height. Most notable is an already existing two-story garage to the south of 1323 21<sup>st</sup> Street. The alley structures directly next to 1323 21<sup>st</sup> Street are smaller in height vary in material and age, but are single story garages. It is also noted that two-garages were not historically uncommon in Dupont Circle, as some early builders modeled their designs on stables that preceded garages.<sup>1</sup>

**Recommendation**

*The HPO recommends that the Review Board find the concept for additions to be compatible with the character of the historic district, and delegate final approval to staff.*

*Staff Contact: Michael Robb*

---

<sup>1</sup> *The DC Historic Alley Buildings Survey*, pp.23-24 (2014).