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

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Landmark/District:	<b>Dupont Circle Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>1325 21<sup>st</sup> Street NW</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>May 24, 2018</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>18-358</b>	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Architect John Linam requests concept review for construction of a rear three-story addition, basement access, and deck at 1325 21<sup>st</sup> Street NW.

Built in 1892 by Graham and Son, 1325 21<sup>st</sup> is a three-story, brick, row house with single bay openings at the front façade and paired widows in a projecting bay. 1325 21<sup>st</sup> is raised from the sidewalk, atop a berm, and features a flat roof and a brownstone stoop at the first floor.

### **Proposal**

This project proposes construct a three-story addition at the rear, and a new roof deck towards the rear of the new addition. The new work will extend approximately 22' from the rear of the existing house with a spiral stair for access at each level. A new roof deck at the rear of the new addition is also proposed, with portions of the parapet wall built up for railing. At the basement front, new light wells are proposed.

### **Evaluation**

Compatibility for the proposed addition is achieved by locating it at the rear of the property and with no visibility from the street. The original construction of 1325 has a shallow extension toward the rear of what is a comparatively deep lot on the square, allowing the new work to remain unobtrusive in the alley as well. A flag test conducted has indicated that the roof deck and build up parapet walls should not be visible from the street, nor will the mechanical units, which are shown just forward of the deck in plan. The extension of the light wells at the basement are a common alteration for egress and added light, that will be relatively inconspicuous, in this case, due to the house standing above the sidewalk on a berm. Still, the wells will need to conform to HPO design guidelines, once dimensioned plans are developed, to avoid unnecessary railings or the appearance of a pit.

### **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