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

Property Address:	1337 Connecticut Avenue, NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	May 28, 2015	X Alteration
H.P.A. Number:	15-373	New Construction
Staff Reviewer:	Steve Callcott	Demolition

Owner Valor Development seeks on-going conceptual design review for construction of a roof addition atop a non-contributing building in the Dupont Circle Historic District.

In 2013, after conducting several reviews, the Board approved conceptual plans for adding a sixth floor to this building, set back from the front elevation. In earlier reviews, the Board found the concept for adding two additional floors to be incompatible with the character of the surrounding historic district, as it would result in these floors being readily visible above the relatively uniform heights and rooflines of the contributing buildings on this block.

Revised Proposal

In further developing the plans, evaluation of the zoning and construction codes, and changing architects, the applicants are seeking to modify the design. Rather than setting the new sixth floor back from the existing fifth floor (which is already set back from the underlying four floors), the revised design calls for extending it flush with the front façade of the fifth floor. The design has also been simplified and unified with the fifth floor.

The roof would be limited to mechanical equipment screened by a low parapet wall that has been pulled in from the edges to reduce the height and mass of the addition.

Evaluation

The revised proposal simplifies the massing and design. While the sixth floor will be nominally more visible from Connecticut Avenue, the addition will be more consistent with the classical composition and monumental proportions of the underlying building. As the plans continue to be developed, the scale and visual impact of the large expanse of glass curtain wall in the addition should be developed so that it is not overwhelming in scale to the underlying building.

Recommendation

The HPO recommends that the Board find the revised concept consistent with the purposes of the Act and delegate final approval to staff.