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

Property Address:	1524 18th Street NW	Agenda
Landmark/District:	Dupont Circle	Consent Calendar
Meeting Date:	June 22, 2017	X Concept Review
H.P.A. Number:	17-431	X Alteration
Staff Reviewer:	Michael Robb	New Construction
		Demolition
		Subdivision

Architect KC Price, representing property owner Mike Cassar, requests concept review for a rear addition at the fourth floor topped with a roof deck at the rear of the new addition.

Built in 1889 by architect Chas Harkness, the house is a four story, brick row house with a one story projecting oriel bay at the center of the second floor. The house is topped with a mansard roof and a gabled dormer.

Proposal

This project proposes to construct a brick, fourth floor extension atop the rear el and add a roof deck at the fourth floor roof. The proposal includes building up the parapet walls in matching brick to mask the appearance of the roof deck, mechanical units and the new extension at the third floor. The fourth floor addition is proposed to extend the length of the rear el and a deck atop the third floor is proposed to rise approximately three feet above the fourth floor roofline near the middle of the main block.

Evaluation

The block is characterized by a variety of building types and sizes. The street is part of a transitional area that reflects the change from the urban/commercial structures of Connecticut Avenue NW to the smaller scaled residential structures standing further east of Dupont Circle. In addition, there are a number of institutional structures in the form of churches, embassies, and other nonprofit or governmental entities. These buildings vary widely in mass and scale, as well as age and architectural character.

The proposed addition would be visible from oblique angles, though flag tests indicate minimally so. The applicant proposes to mitigate the visibility of the mechanical units, deck, and extension with the buildup of the parapet wall. This solution to minimize the visible impact of the deck and extension is not a solution that will work for larger additions or in all geographical contexts. However, given that the additions are visible over secondary elevations, the modest overall scale of the project, and the varied nature of the block, the work is compatible with this particular location and the Dupont Circle Historic District.

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.