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

Property Address:	1527-1529 18th Street NW		Agenda
Landmark/District:	Dupont Circle Historic District	X	Consent Calendar
		X	Concept Review
Meeting Date:	March 24, 2022	X	Alteration
H.P.A. Number:	22-172		New Construction

Working with Architect Cal Bowie of DLR Group/Bowie Gridley, the University of Utah seeks concept review for roof additions atop two abutting buildings that have been subdivided onto a single lot along with a historic carriage house. The house at 1529 was designed in 1902 by Hornblower and Marshall for J.A. Chisholm. 1527 was a Wood Donn & Deming home built for Dr. Edward Gallaudet, first president of the institution that now bears his name. Together the buildings formed the long-time headquarters of the Mathematical Association of America and are slated to become a new conference center for the University of Utah.

Project Description

The project proposes to retain much of the building's interior and add to the roof – primarily on 1527. At 1529, the addition consists of adding an elevator override and raising a rear gable roof. The addition is set back from the façade and follows the footprint of the underlying building. The addition will be clad in brick where it rests atop the existing rear ell and a panelized system on the main roof. Roof decks are proposed at the front and rear, with a pergola projecting above the rear deck. Rear window and door alterations are proposed, largely within existing openings to accommodate interior uses and upon removal of a fire escape.

The grounds will be minimally altered, but due to necessary mechanical upgrades, new generators are proposed in discreet locations on the property. Where a generator is proposed in the side yard near the front, it will be enclosed with a brick wall and screened with plantings. The carriage house will remain unchanged with exterior placement of a trash enclosure and HVAC units aligned with solid walls, not blocking the existing carriage door openings.

Evaluation and Recommendation

The HPO finds the proposal to add to 1527-1529 18th Street NW compatible with the historic district. The additions to the property and grounds are limited and discreet. While the forward portion of the addition will be slightly visible from south on 18th Street, it is largely blocked by the substantial chimney on 1525 18th Street, on the corner of 18th and Church, and it takes the place of an existing, unsympathetic rooftop chiller.

The rear is clearly visible from Church Street, but here the addition is sensitively designed with brick where one would expect to find brick on the rear ell, rooftop mechanicals that are partially built in to the roof, and a pergola that helps keep the perceived height down. Changes to the rear window and door openings are consistent with previous approvals of this type.

HPO's only recommendation is to utilize a metal or cable railing in place of the brick parapet for the rear deck, which will help the height of the addition here achieve a more proportional relationship with the extant design.

HPO recommends that the Board approve the addition at 1527-1529 18th Street NW as compatible with the Dupont Circle and consistent with the Act and delegate final approval to staff.

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