

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

Landmark/District:	Dupont Circle HD	<input type="checkbox"/> Agenda
Address:	1508-1512 21st Street NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	May 26, 2016	<input checked="" type="checkbox"/> Alteration
Case Number:	16-148	<input type="checkbox"/> New Construction
Staff Reviewer:	Kim Elliott	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

21 Dupont Condo LLC with Bonstra|Haresign Architects seeks conceptual design review for façade restoration, interior renovations, and rear and roof additions to three rowhouses in the Dupont Circle historic district.

Property Description

This row is made up of 3-story (plus basement) rowhouses with projecting bays and a distinctive roofline, designed by Franklin Schneider and Louis Meline between 1889 and 1898. 1508, 1510, and 1512 have had significant interior alterations and are multi-unit dwellings. The façade of 1508 has also been altered with the removal of the original first floor entry and stoop.

Proposal

In February the applicant presented a complete interior renovation of all three rowhouses; a 4th floor addition to 1508 set back from the facade; and a new 5-story rear addition that also extends over the main block of 1510 and 1512 stepping back from the façade elevation. The Board concurred with the HPO report in its recommendations to (1) reduce the height of the addition by one story (on 1510 and 1512) and minimize the amount that the addition overlaps the main block of the house; (2) maintain more of the party wall and original structural elements; and (3) conduct a new flag test when massing changes have been resolved.

Evaluation

The revised design is focused on 1510 and 1512. As recommended, the current proposal removes the top floor from 1510 and 1512; this has reduced the overall mass of the large addition and made it more consistent with the Board's guidelines that an addition be subordinate to the original building. The 4th floor—now the top floor—has been pushed back an additional 4'-9" to a total of 18'-9" from the facade, revealing the original roof form of the building. The applicant has also responded to the HPRB recommendations of maintaining more of the original structural elements by retaining part of the original rear wall all of the way up.

Recommendation

HPO recommends that the Board find the current concept compatible with the historic district and immediate context, and delegate final approval to staff contingent on a flag test being performed to confirm that the addition will have no visibility from 21st Street. The Board's recommendation should not be constructed as endorsement for any necessary zoning relief.