

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

Property Address:	1608 20th Street NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar
Meeting Date:	December 20, 2018	Concept Review
HPA Number:	19-048	X Alteration
		New Construction

Working with designer Carma Clark of Define Design Group, owner Hossein Shirvani seeks review for an addition behind this 4½-story building in the Dupont Circle Historic District. Designed as a single residence, not as part of a row, in 1889 by Charles and Joseph Burden, the building was long ago converted to commercial uses.

Proposal

This project proposes to add atop an existing 1½-story ell that occupies the full width and nearly the full depth of the lot. The footprint of the second and third floors would increase rearward, but their walls would remain intact, with the exception of new doorways connecting the existing building to the addition. The dogleg would remain as a light court above the first floor with the existing window openings remaining in place. At the rear, which is clad in brick, a metal stair would provide egress from each floor to the alley.

Evaluation

The proposed addition adds to the existing building without increasing the footprint and with little demolition of the existing structure. Although large, the zoning allows for full lot coverage here. The proposal is similar to other areas of the city where the Board has approved large additions at the rears of former residential buildings that have been converted to commercial use (i.e. Barracks Row in the Capitol Hill Historic District and Connecticut Avenue in the Woodley Park Historic District).

The use of brick is contextual, and the addition allows the rear wall of the 4th floor to remain untouched. The walls of the second and third floor will also remain largely intact, although they will be obscured from view by the addition.

No changes are proposed for the front of the building, although staff has begun to work with the owner to ensure that tenant signage is permitted.

Recommendation

The HPO recommends that the Board find the concept compatible with the historic district and delegate final review to staff.

Staff Contact: Anne Brockett