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

Property Address:	1615 Riggs Place NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar
Meeting Date:	November 16th, 2017	X Concept Review
H.P.A. Number:	18-045	X Alteration
		New Construction
		Demolition
		Subdivision

Architect Michael Blake, representing owner Howard Krochak, requests concept review for construction of a rear one story addition with a balcony, and the completion of an unfinished basement.

Built in 1889 by Harvey Page, the row house at 1615 Riggs Place NW is a brick, three-story row house with a projecting bay and covered porch at the first story. The home features two bay openings at the first floor, three at the second and two dormers set in a mansard roof at the third story.

Proposal

This project proposes to remove a one-story rear addition and carport at the rear and construct a new one story rear addition with a balcony. The central window at the second floor will be altered to serve as a door for the balcony atop the new addition. Other alterations include removing a carport and replacing it with a roll up garage door, a new stair, and new basement entry.

Evaluation

The current state of the rear of 1615 Riggs Place is altered with a carport and one story ell addition. The scale and location of the proposed addition is consistent with previous determinations by the Board at Riggs Place. The project's scale, design, and location, out of sight from the public right-of-way, is compatible with 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.

Staff Contact: Michael Robb