

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

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Property Address:	<b>1632 17<sup>th</sup> Street NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Dupont Circle Historic District</b>		Consent Calendar
Meeting Date:	<b>September 23, 2021</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>21-370</b>	<b>X</b>	Alteration
Staff Reviewer:	<b>Anne Brockett</b>		New Construction

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In June 2021, the HPRB reviewed a proposal to add a fourth floor mansard roof, a fifth floor penthouse, and a rear addition as well as renovate the façade at street level to two end rowhouses in the Dupont Circle Historic District. John Katinas of Katinas Bruckwick Architecture, on behalf of the owner Katinas Family c/o Paul Katinas, returns with a revised concept that responds to the Board’s comments.

**Project Description**

The Board supported the idea of improving the storefront and asked the applicant to remove the fifth floor, set back the fourth floor addition, and design it in a style distinct from the underlying buildings. The applicant has responded with a modern mansard at the fourth floor, set back approximately 5 feet from the façade and clad in metal. Heavier trim pieces mark the underlying party walls. The two dormers per building have been combined into one per building, each with a three-panel sliding door/window combination.

The south side of the building faces an alley and adjacent one-story structure and is fully visible from the street. Here, the addition is clad in a metal panel system at both the roof and rear addition. The sloping roofline of the original brick wall has been left in place.

**Evaluation and Recommendation**

Because of the building’s location on an alley, it would be difficult to meet the Board’s requirement for non-visibility of a roof addition. For such properties, at the end of a row, the Board has sometimes found a mansard addition appropriate. To improve compatibility, the HPO recommends that the lower three floors along the alley be clad in brick, which more closely fits the character of an end unit with an addition. The front mansard material should be continued on both sides of the fourth floor – as well as on the dormers – to provide a more subtle appearance within the historic district. The HPO has no concerns with the design of the rear elevation.

On the roof, the parapet seems to unnecessarily raise the height of the addition and should be eliminated, which may necessitate making the dormer openings shorter. It is unclear if roof access is proposed, but HPO would recommend against any deck except at the far northwest corner, provided it and its means of access are not visible. The storefront has evolved into a more compatible design, although it remains atypically tall and should be lowered in height to be more in line with the neighboring storefronts.

*The HPO supports the removal of the fifth floor and seeks the Board’s guidance on whether the proposal, with the suggested changes to materials and height, is compatible with the Dupont Circle Historic District.*