

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

Property Address:	1732 P Street, NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar
Meeting Date:	March 28, 2019	X Concept Review
H.P.A. Number:	19-168	New Construction
		X Alteration

Owner Thomas Costello seeks concept review for adding a second floor residential addition to his alley-facing garage. The garage sits behind an 1886 house and was constructed between 1903 and 1928 when the alley underwent significant changes. Initially called Brainerd Street, the alley was occupied by a number of dwellings in 1903. By 1928, when the subject garage appears, all residences save one have been replaced by or altered to become garages, demonstrating the increasing presence of the automobile in American life.

The garage is sizeable – roughly 43’ long by 23’ wide and contains what may have been a chauffeur’s quarters facing the rear yard in addition.

Project Description

The proposal would leave the first floor intact, including all openings and interior spaces, and add above it to a maximum height of 22’4.” The new second floor would be brick with some horizontal coursing to break up its otherwise plain side walls. On the south façade, overlooking the alley, the second floor would feature two punched windows flanking a pair of French doors and juliet balcony. The north façade has punched openings of varying sizes. The west elevation, visible down the alley, would include a pair of windows, while the east elevation, overlooking a parking lot, is unfenestrated brick.

Evaluation and Recommendation

Other than the two abutting rowhouses at 1728-30 P Street, the garage is surrounded on all sides by multi-story apartment buildings and offices facing onto P Street and Massachusetts Avenue. The subject building is the only remaining garage in the square and lacks any sense of historic context.

The architect has refined the concept in response to staff comments to keep the building’s overall form and functional appearance. The design presents a compatible way to add to a utilitarian building.

The HPO recommends that the Board find the addition compatible with the character of the historic district and consistent with the purposes of the preservation act. The HPO further recommends that final approval be delegated to staff.

Staff Contact: Anne Brockett