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

Property Address:	1734 R Street, NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	February 26, 2015	X Alteration
H.P.A. Number:	15-059	New Construction
Staff Reviewer:	Kim Elliott	Demolition
		Subdivision

Architect KC Price, representing the owner, seeks conceptual design review for construction of a 3-story rear addition and roof deck to a 3 story row house designed by architect N.T. Haller in 1892 in the Dupont Circle Historic District.

Proposal

The plans call for demo of the solarium and a 1-story addition and construction of a 3-story masonry rear addition to the existing 40' deep house. The roof deck would be located on the rear addition and would be set back 40' from the main façade and 6'-8" from the east side of the building in order to avoid visibility of the roof deck from the street. The roof deck would be accessed by a spiral stair at the rear of the property from the 3rd floor only. In addition, the architect proposes some window alterations and a basement entry—both along the alley elevation.

Evaluation and Recommendation

The issues concerning historic preservation on this project are primarily focused in the rear. The proposed addition will be minimally visible through the side alley, but is compatible with other similar projects that the Board has approved. The roof deck is sufficiently set back so that it is not visible from the street and HPO will request a flag test to confirm this. Although the rear addition is large (31' in length), the new footprint of the building will maintain the 3-story height and will be comparable to other adjacent properties and therefore consistent with the alley context.



The HPO recommends that the Board find the concept compatible with historic district and consistent with the purposes of the preservation act and delegate final approval to staff with the following conditions:

- 1. A flag test is conducted to insure there is no visibility of the roof deck from the street.*