

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

Landmark/District:	Dupont Circle Historic District	<input type="checkbox"/> Agenda
Address:	1758 Church Street, NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	April 23, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	14-247	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Kim Elliott	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Cunningham|Quill Architects representing owner Andrew Ellenbogen, seeks conceptual design review for a 3rd floor addition to a 2-story rowhouse plus basement in the Dupont Circle Historic District.

Property Description

The 2-story bay-front Queen Anne style rowhouse was built in 1912 by Architect William Palmer and is part of a consistent row of 2 and 3-story rowhouses on Church Street. The current footprint is comprised of a 2-story main block about 32' deep with a 2-story 25' deep dogleg and brick 1-story garage at the alley with a wood deck on top. The house is situated mid-block with a 2-story house to the east and a 3-story house to the west. L'Enfant Trust holds a historic easement on this property.

Proposal

The proposed project is a 3rd floor addition at the rear of the main block and on the dogleg, and is set back 14' from the front façade. The design calls for brick at the front and side elevation and a combination of brick and stucco at the dogleg elevation. The stucco corresponds to and aligns with the existing stucco finish on the floors below.

Evaluation

The Board has reviewed many of these types of roof additions focusing on their visibility from the street, scale of the addition in relationship to the rest of the house, and how far back the addition sits on the main block of the house. This proposed project is a small addition, sufficiently set back, takes advantage of sitting down within the roof structure and also benefits from a tall parapet at the front façade. While there do not appear to be any other roof additions on the houses on this block of Church Street, the proposed design on this 2-story house is adjacent to a row of 3-story houses which provides a context in which the addition will not be incompatible. While the addition would not be visible from the street (to be verified with a flag test), further attention to the design in regards to location and proportion of the windows in order to have some relationship with the historic house would greatly improve the composition.

Cunningham|Quill Architects has been working with HPO and has also received an approval letter from the L'Enfant Trust.

Recommendation

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 condition that the architect reconsider the location of the 3rd floor front windows to relate to the historic house and that a flag test successfully proves no visibility from the street.