

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

Landmark/District:	Dupont Circle HD	<input checked="" type="checkbox"/> Agenda
Address:	1759-1761 P Street, NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	September 22, 2016	<input type="checkbox"/> Alteration
Case Number:	16-627	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Kim Elliott	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

CAS Riegler, with plans prepared by McGraw Bagnoli Architects, seeks conceptual design review for construction of a three-story plus penthouse building for nine condo units in the Dupont Circle Historic District.

Property Description

The double lot site is currently vacant, flanked by a row of three-story 1890s Queen Anne-style rowhouses to the west and a row of non-contributing three-story Georgian Revival rowhouses to the east.

Proposal

The project calls for a three-story modern brick building with projecting glazed bays and large punched openings, and an occupiable penthouse and roof deck space set back from both elevations. At the rear of the building the mass is broken down into cascading forms with balconies and roof deck spaces and is clad in stucco and cementitious paneling.

Evaluation

The design achieves compatibility with its context through the thoughtful massing, scale, and architectural details that relate to the existing buildings on the street. The design carefully breaks down the mass by using a hierarchy of two projecting bays that are a modern interpretation of the rowhouse projecting bay front and relate to the typical rowhouse width. The overall height and cornice details continue the strong and consistent roofline that has been established along this row adding to its compatibility. The punched masonry openings also compliment the relationship to the adjacent buildings while striking a more modern adaptation. The singular entry at grade is highlighted with a small canopy and decorative brickwork that adds a scale and engaging play with light at the pedestrian level.

The applicant has been working closely with adjacent neighbors to break down the massing at the rear and has successfully composed a rear elevation that minimizes the mass and creates several integrated balcony elements. This design respects the context of the existing roofline heights and sets back the penthouse level 10' at the front and back so it is not visible from the street.

Recommendation

HPO recommends that the Board find the concept consistent with the historic district and consistent with the preservation act and to delegate final approval to staff.