

---

---

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

---

---

Landmark/District:	<b>Dupont Circle Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>1771 N Street NW</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>July 26 , 2018</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>18-516</b>	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition

---

---

Applicant Jonathan Mellon of Goulston and Storrs, requests concept review for alterations to a non-contributing six-story office building at 1771 N Street NW in the Dupont Circle Historic District.

Built in in 1968 and designed by Mills, Petticord and Mills, 1771 is a Modern stone and glass office building that features a formalist vocabulary of attenuated travertine stone piers applied to a curved, concave geometric mass that creates an open plaza at the corner. The first floor was originally glazed and was enclosed with stone in a later renovation.

### **Proposal**

This project proposes to remove the glass and stone on the curved portion of the façade and install a new scalloped glass curtain wall that would wrap around a portion of the stone end wall facing 18<sup>th</sup> Street to create a rounded corner. The first-floor stone would be removed and glazed, and the footprint of the penthouse would be expanded and a green roof installed. The rear elevation facing north would also be reglazed with a similar curtain wall as currently exists. Site work in the plaza would include new plantings, access points and seating.

### **Evaluation**

While not a contributing building to the historic district, the proposal has been developed to respect the aesthetic intent of the original design. There would be no significant change in the existing massing or scale resultant in the proposed alterations. While the design features a significant amount of glazing, it fronts a section of 18<sup>th</sup> Street and Connecticut Avenue that feature several non-contributing office buildings; several years ago, the Board approved the all-glass reskinning of the non-contributing office building directly to the south. The curved glass curtain wall will provide a greater level of visual interest than is typical of glass office buildings, and will reintroduce the strong verticality provided by the building's existing stone piers.

The current design of the plaza is somewhat stark and loosely defined, reading almost as a driveway. The proposed design will reduce the overall amount of hardscape, introduce outdoor seating and re-orient the stairs to make it more welcoming as a public open space and entry to the building.

### **Recommendation**

*The HPO recommends that the Review Board find the concept for addition and alteration to be compatible with the character of the historic district, and delegate final approval to staff.*

*Staff Contact: Michael Robb*