

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

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Landmark/District:	<b>Dupont Circle Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>1772 Church Street, NW</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>July 23, 2015</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>14-530</b>	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	<b>Kim Elliott, Steve Callcott</b>	<input type="checkbox"/> Demolition
		<input checked="" type="checkbox"/> Subdivision

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CAS Riegler Development, in partnership with St. Thomas Episcopal Parish, seeks on-going conceptual design review for a project incorporating the existing parish hall into a mixed-use building that will include apartments and a new church at the corner of 18<sup>th</sup> and Church Streets in the Dupont Circle Historic District.

At last month's meeting, the Board voted to approve the project and have it return on the Consent Calendar with revision of the following five items:

1. The residential building should be pulled back so that the bays align with the Parish Hall façade and to allow the church to stand proud of the residential building.
2. There should be further stepping back of the upper floors (6+7) to minimize perceived mass.
3. The size of the residential windows should be evaluated to those of the Church Street rowhouses to ensure that they are similarly scaled.
4. The detailing of the glass should further developed for the top and entrance levels of the church to reflect what the actual condition will be as it relates to transparency and construction.
5. The landscape at the front of the church should be further developed.

### **Proposal**

The concept has been revised to address the above points through setting the front of the residential building back an additional three feet and incorporating additional setbacks for the upper floors at the front, side and rear; documenting a comparison of typical Church Street rowhouse windows with the new residential building window design; continued study of the Church building glazing; and hiring a landscape architect to further develop the 18<sup>th</sup> Street public space.

### **Evaluation**

The revisions successfully respond to the Board's concerns, solving points 1 and 2 through additional set backs on all 4 elevations and documenting that the proposed windows are compatible in scale with the row house windows on the block. While the exact detailing of the church glazing continues to be developed, precedents have been provided that illustrate the intent that the windows would have a level of detailing to ensure that they don't appear monolithic or monotonous. The conceptual landscape plan would provide a combination of planting and patio space.

### **Recommendation**

*The HPO recommends that the Board find the revised concept consistent with the preservation act and that the project be delegated to staff while the applicant continues to develop the church glazing detailing and the 18<sup>th</sup> Street landscape.*