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

Landmark/District:	Dupont Circle Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1827-1829 M Street NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	July 26, 2018	<input checked="" type="checkbox"/> Alteration
Case Number:	18-518	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant 1827-1829 M Street LLC seeks concept review for a proposed six-story rear addition and renovation of the properties at 1827 and 1829 M Street NW.

1827 and 1829 are two in a row of three, three-story Queen Anne styled brick rowhouses that were built in 1885 by architect C. C. Martin. 1829 features a full three-story projecting bay with paired windows and two bay openings. 1827 features a semi hexagonal projecting bay that rises two stories and features double hung windows; the bay is topped with a pair of recessed double hung windows. Both properties have been altered at the first floor and basement levels with storefronts and at grade entry to serve the needs of their current, commercial, uses.

Proposal

This project proposes to construct a six-story rear addition, roof terrace, and a courtyard starting at the second floor between the new construction and the historic structures. The addition would be set back approximately 50' from the front of 1827-1829, with mechanical units placed at the rear roof of the new construction. The third, fourth, fifth, and sixth floors will step in from the rear. The applicants are requesting a review of the proposed massing and scale, understanding that they would need to return to the Board for consideration of materials should the massing, location, and scale be found compatible.

Evaluation

Compatibility for this project is achieved by locating and orienting the new construction at the rear of the lot, removed from the front of the structure. This approach reduces the visual impact of the new construction on the historic district, ensures that it does not subsume or result in demolition of the existing structures, and serves to differentiate it from the historic buildings.

The mass of the structure is also compatible, despite some visibility. Generally, the visibility of an addition over the roof of historic structure is not considered compatible, though the Board has approved visible additions in certain contexts, specifically commercial areas and areas with a varied context of smaller and larger buildings. In this case, visibility of the new massing is mitigated by locating the primary mass of the new addition off historic structures, separated by a courtyard. This gives the effect of a separate, new building in the alley behind the historic structures, and blending into the taller buildings further to the west and/or east. It is not expected that visibility from the front will be impactful, but that sightline should be further studied as more detailed and dimensioned plans are developed. Additionally, the proposed roof deck should be further evaluated through flag tests and pulled sufficiently back so as to not be visible on top of the historic buildings.

The surrounding context of M, 18th, and 19th Streets is that of a busy commercial area at the edge of the district, with large office buildings surrounding the square to the west, east, and south, and the block itself has a variety of building heights and types. Given that the expected visibility of the new work is to be limited, and confined to the alley, to appear as a separate structure, and that the new work itself is largely removed from the historic structures, the scale and massing and location of the new work is compatible with the historic district.

Recommendation

The HPO recommends that the Board find the massing concept for addition be compatible with the character of the historic district, and that the project return for final concept review when the architectural plans have been further developed.

Staff Contact: Michael Robb