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

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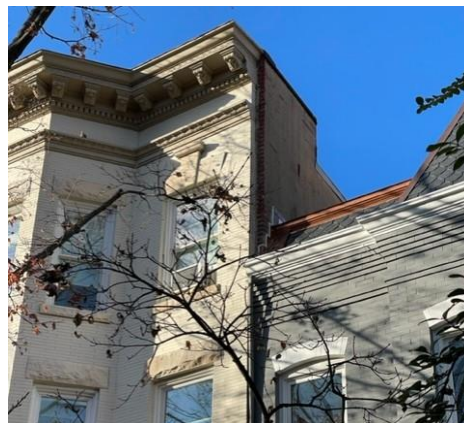
Property Address:	<b>1827 S Street, NW</b>	Agenda
Landmark/District:	<b>Dupont Circle Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>November 17, 2022</b>	<b>X</b> Alteration
H.P.A. Number	<b>23-034</b>	New Construction
		Demolition

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On behalf of Silverstone Investment Company, architect Jim Foster of Arcadia Design seeks concept review for an addition to the rear and roof of this building in the Dupont Circle Historic District. The house was designed and built independently in 1902 and is not part of a unified row.

**Project Description**

The project would add to the rear of the existing third floor and to the roof of this building. The lower floors will retain their existing footprint with the inset dogleg being retained in the new plan. The rear second floor wall would extend upward to create a railing for a deck above it and both the first and second floors would be opened up with floor-to-ceiling openings and Juliette balconies. The third floor rear addition is clad in brick, except at a small bump out at the deck, where horizontal cladding is shown. Horizontal cladding is also proposed on the roof addition, which is set back 14' front the front and 7'3" from the side. The existing partial side parapet wall would be extended toward the rear to help shield the view of the roof addition with decks proposed at the front and rear of the roof.



*Partial existing side parapet wall*

**Evaluation and Recommendation**

HPO supports the extension of the third floor and revisions to the rear elevation of the existing building. The massing will appear much like the addition to the abutting

building to the west, 1829 S Street. The roof addition, too, is supportable in concept but requires a flag test to fully evaluate visibility. The narrow width of S Street, the extension of the existing side parapet wall, and the rooflines of the buildings to the east may be sufficient to obscure the sightlines, but the addition may also need some additional setback to eliminate visibility. The increase in the height of the side parapet is a tool used in a number of Board-approved additions, where appropriate. Here, the design takes advantage of an existing partial parapet in a manner that is compatible with the immediate context.

As the design develops, the staff will work with the architect on any revisions necessary based on the flag test as well as the appropriate location of meters and HVAC equipment.

*The HPO recommends that the Review Board approve the concept as designed as consistent with the Act and delegate final approval to staff.*

*Staff contact: Anne Brockett*