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

Landmark/District: **Dupont Circle Historic District** (x) Consent
Address: **1902 R Street NW**

Meeting Date: **March 23, 2017**
Case Number: **17-249** (x) Addition

Staff Reviewer: **Michael Robb** (x) Concept

Owners Villa Park LLC, with plans prepared by Square 134 Architects, seeks conceptual design review to add a rear ell infill addition with an added fourth floor.

Property Description

1902 R Street is a four-story, three-bay, brick and limestone row house topped with a mansard roof and dormers. It was constructed in 1918 by builder Harry A. Kite drawn from plans by the architectural firm of Waggaman & Ray. Currently the rear of the structure features four stories on the main block and a three story ell.

Proposal

The project calls for removal of the two existing decks and egress on the 2nd, 3rd, and 4th floors of the main block and infill construction that extends 15' 4" into the alley from the main block and adds a fourth story atop the three-story ell. There will be a 6' setback from the ell to reserve space for patios.

It is also proposed that new window openings are punched into the first and second stories of the ell and reconfiguring the paired existing eight-over-eight double-hung windows on the third floor with a bank of three one-over-one double-hung windows.

Evaluation

The proposed project will fill in rear alley space and add additional height to the rear of the structure. The added height will not be visible from 19th or R Streets, but will be evident from the alley. However the added height in the rear serves only to bring the rear ell to the height of the main block and surrounding structures, not to extend above them. The massing and scale of the addition are compatible, and the new story atop the ell retains a six foot extension that should allow the historic ell form to be readable. Most of the primary blocks of the structures on R Street are at minimum four stories tall with the mid-block building at 1916 R Street coming in at eight stories. Also nearby in the alley are several structures facing Connecticut Avenue that extend back into the alley at four stories or taller and a four-story addition attached to the structure at 1630 19th Street stands directly south of the ell at 1902 R Street.

Recommendation

HPO recommends that the Board find the concept to be compatible with the character of the historic district, and to delegate final approval to staff.