

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

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Landmark/District:	<b>Dupont Circle HD</b>	<input type="checkbox"/> Agenda
Address:	<b>2012 P Street, NW</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>July 28, 2016</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>16-525</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Kim Elliott</b>	<input type="checkbox"/> <b>John Olike</b> Demolition
		<input type="checkbox"/> Subdivision

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John Olike for property owner, Sajan Saraff seeks conceptual design review to add a 3<sup>rd</sup> story to a 2-story commercial building in the Dupont Circle Historic District.

**Property Description**

The property was designed by architect C.J. Wade and built in 1907 and is one of a pair of 2-story buildings along this row of P Street.

**Proposal**

The project calls for a third-story addition set back 30' from the façade. The walls of the addition will be brick and the elevation design for the third floor will follow the same scale and style of the existing historic windows. The proposed renovation to the existing façade includes reconfiguring the bay projection, creating a single projection and adding a door to the west side of the elevation.

**Evaluation**

While the drawings are lacking in detail and need to be more fully developed prior to final construction approval, the basic concept is compatible with the context and historic district. The addition is set back a substantial 30' from the front façade and will not be visible from street view; a flag test will be scheduled to confirm this assertion. The renovation of the front façade to include a single bay is more appropriate than the current configuration and HPO will continue to work with the applicant on the details of the storefront bay and roofs over the entry doors.

**Recommendation**

*HPO recommends that the Board find the concept generally consistent with the historic district and consistent with the preservation act and to delegate final approval to staff with the following conditions:*

- A flag test confirms that the addition is not visible from P Street.*
- Applicant work with HPO to develop drawings of storefront renovation and share new drawings with the community*