

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

Landmark/District:	Dupont Circle Historic District	<input type="checkbox"/> Agenda
Address:	2014 O Street, NW	<input checked="" type="checkbox"/> Consent
Meeting Date:	April 25, 2019	<input checked="" type="checkbox"/> Concept
Case Number:	19-258	<input checked="" type="checkbox"/> Alteration
Construction		<input type="checkbox"/> New

Owner Jay Bothwell, with plans prepared by HapstakDemetriou, seeks conceptual design review to add a 3-story addition at the rear of this modern brick house. The building was constructed in the 1980s and is non-contributing to the Dupont Circle Historic District.

Proposal

The project would remove the existing 1-story, 10-foot-deep sunroom and replace it with a 3-story addition approximately 17 feet long. Cladding along the west would be brick at the first floor with EIFS above. On the east, the addition abuts an apartment building as in not visible. The rear elevation is a symmetrical arrangement of horizontal window bands separated by timber cladding at each floor. A stainless steel chimney rises up the center to vent an outdoor fireplace.

Evaluation

The proposed addition is compatible in scale and massing with typical rear rowhouse additions. It is surrounded on both sides by longer and, on the east and southeast sides, taller buildings. Because the building is non-historic and is not located on an alley, the rear materials can be selected with flexibility. The wood siding and ganged windows create a harmonious rear elevation that is compatible.

Recommendation

HPO recommends that the Board find the concept consistent with the preservation act and compatible with the historic district and and delegate final approval to HPO staff.

Staff Contact: Anne Brockett