

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

Landmark/District:	Dupont Circle Historic District	<input type="checkbox"/> Agenda
Address:	2124 O Street, NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	April 25, 2019	<input checked="" type="checkbox"/> Alteration
Case Number:	19-265	<input type="checkbox"/> New Construction

On behalf of owners Christophe Lucas and Jennie Chang, architect Michael Rouse seeks conceptual design review to add a third story addition to a two story rowhouse in the Dupont Circle Historic District. The property is part of a coordinated terrace of rowhouses built in 1916 by architect Nicholas R. Grimm.

Proposal

The project calls for demolition of the roof behind the front mansard and construction of a full third floor. The new floor occupies the same footprint as the building below, maintaining its dogleg form. The new roof slopes up from the mansard gently for 14½ feet, then steps up two feet to provide headroom in the interior. On the west side, the addition is clad in stucco. On the east, the open dogleg side, the addition will be stucco over the original brick ell and wood paneling over the frame enclosed sleeping porch. No changes are proposed to the façade, the existing finishes at the rear, or the rear deck.

Evaluation

The proposed project is similar in scale, massing and general architectural approach to others that have been approved by the Board on this row. While the Board most often encourages roof additions to be pulled off the main block of a rowhouse, it has sometimes approved additions over the top the main block if the addition is not visible from public street view and when the addition is subordinate to the original structure.

Most recently, in July 2016, the Board approved a roof addition next door at 2122 O Street. Although not yet constructed, the proposal to build an addition over the full footprint of the underlying building, plus a rear addition and a roof deck on top was found to be compatible. Substantial additions also occupy the roofs of 2128, 2132, and 2142 O Street.

Because of the established pattern of addition on this row, the lack of any visibility from the front, and the choice of materials, this addition is compatible with the building and the historic district. The plans do not indicate an increase in height of the parapet walls, which should remain the case through permitting.

Recommendation

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

Staff Contact: Anne Brockett