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

Property Address:	2126 Newport Place NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar
		Concept Review
Meeting Date:	April 28, 2022	X Permit Review
H.P.A. Number:	22-150	New Construction
		Demolition

Owner Stavros Papageorgiou, working with Mohamed Kamara, proposes to add a third story to this two-story rowhouse in the Dupont Circle Historic District. This row of six small homes was built in 1911 as speculative, affordable housing.

Proposal

The proposal would add a third floor, set back 13 feet from the façade. The addition would be clad in cement board with an opening onto a front roof deck. At the rear, a new deck and basement stair and areaway are proposed. The utilitarian chimney would be removed.

Evaluation

The approach to this addition is simple in form, massing, and details. The addition is built partly into the roof below and is less than 10 feet in height. A flag test conducted with HPO staff confirmed that the addition will not be visible from across or down Newport Place, which is a narrow roadway. The deck needs no additional railing due to the raised cornice along the front.

In reviewing the project for permit, staff will ensure that the proposal does not require raising the parapets, that the meter is placed sensitively and screened appropriately, and that windows and doors are compatible with the age and style of the house.

Recommendation

The HPO recommends that the Board approve the project as consistent with the character of the historic district and delegate final approval to staff.

Staff contact: Anne Brockett