

---

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

---

Property Address:	<b>1816-1818 R Street NW</b>	Agenda
Landmark/District:	<b>Dupont Circle Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>February 23, 2023</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>23-180</b>	<b>X</b> Alteration
		New Construction

---

On behalf of the American Association of Colleges and Universities (AACU), KSA seeks concept review to add behind two houses in the Dupont Circle Historic District. The homes on this row were largely the product of architect Clarke Waggaman, although they were permitted and built independently. The limestone-faced 1816 R was built in 1910 for Dr. William Mason while the 5-bay wide brick and limestone residence at 1818 R was constructed in 1913 for Theodosia Pleadwell Wallace.

The AACU acquired 1818 R in 1957 and 1816 in 1971, combining the two buildings through limited openings in the party wall.

### **Project Description**

The project proposes to remove the rear enclosed porch at 1816, expand 1818, add an elevator and enclosed stairs, and make other interior modifications to enable the AACU to continue to occupy the buildings.

The 8' deep addition will occupy the full width of the 1818 lot and will be clad in brick. Windows are proposed in tall, narrow openings on the first two floors and horizontally oriented openings on the third and fourth floors. A full height slot window allows light into the new stairwell. On 1816, window openings are proposed to be retained – and restored where they had been removed to access the porch – with new window units installed.

### **Evaluation and Recommendation**

Overall, the project is compatible with the historic district. The addition is simple in its form and massing; no alterations are proposed on the front; and roof equipment is set back from the edge. The use of brick is consistent with other buildings on the alley and the historic district.

Because the rears of the buildings are fully visible from Corcoran Street NW, sensitivity to the context is important to the design. HPO has requested that the two buildings read as distinct and retain a residential aesthetic. The architect has responded by setting in the rear wall of 1818 by 8" to differentiate the buildings and by treating the windows differently in each. However, there is room for further consideration of the window sizes, proportions, and pane patterns as the designs progress toward permitting. HPO recommends that a more residentially-scaled hierarchy of windows and units inset from the exterior wall be introduced at 1818. HPO further recommends that the multipane Chicago style sash windows in 1816 be retained or replicated.

The staff has carefully evaluated the amount of demolition in consultation with the architect. The removal of the rear porch of 1816 and rear wall of 1818 are in line with previous demolitions permitted by the Board. Inside, the design maintains the different floor levels in each building,

using a two-door elevator to allow accessibility to both buildings with limited demolition of the party wall and retention of the interior structure. While the original stairs have been removed from 1818, most fireplaces and mantels are being retained as is the historic flooring.

The AACU is to be commended on their 60+ years of stewardship of this historic resource and their commitment to keeping the integrity of the buildings intact.

*The HPO recommends that the Board approve the project concept with further refinements to the windows and that final approval be delegated to staff.*

*HPO contact: Anne Brockett*