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

Property Address:	2122 P Street, NW		Agenda
Landmark/District:	Dupont Circle Historic District	X	Consent
Meeting Date:	November 30, 2023	X	Concept Review
HPA Number:	23-512		Permit Review
		X	Alteration

The Board reviewed this concept to add on top of the apartment building at 2122 P Street last month. The owner JRB 2122 P St LLC, working with architect Ron Schneck of Square 134 Architects, returns with revisions that respond to the HPRB's comments.

Project Description

The previous concept proposed a two-story addition set back 12'3" from the face of the underlying four-story building. The setback is determined by the underlying stair location. In response to HPO and HPRB comments, the current design steps the second floor of the addition back to 28'9" from the façade.

Roof decks are proposed at the 4th floor, using the existing building's parapet and at the 5th floor, by extending the wall to create a parapet. All mechanical equipment is pushed to the rear of the roof. The previous vertically oriented fenestration has been made less commercial by adding sashes and ganging windows. The panel system cladding remains the same but has been detailed to include "lintels" over the windows.

Evaluation and Recommendation

Because this apartment building lends itself more to rooftop additions than other building types, and due to the compromised context surrounding this building, the Board has indicated that a substantial roof addition is possible at this location. The current design has been refined pursuant to the Board's comments to set back the uppermost floor, make the windows more residential in scale and appearance, and to add lintels above them.

These changes have brought a level of compatibility to the design that respects the proportions, massing, and details of the underlying building.

The HPO recommends that the Board approve the concept as designed and delegate final review to staff.

Staff contact: Anne Brockett