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

Property Address:	1746 S Street NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	October 27, 2022	Permit Review
H.P.A. Number:	22-490	New Construction
		X Alteration

OPaL, LLC proposes to add to the rear of this brick home, the center unit in a row of seven spec houses built in 1892 by Kennedy & Davis. The row was designed with 3-sided canted rears, although there have been additions to the row, which have altered the alley character.

Proposal

The modest addition will extend 4' beyond the existing rear wall, replacing the cant with a rectilinear form with a dogleg. At the second and third floors the addition is set back two feet, allowing for a juliette balcony on the second floor. The addition would be clad in hardie panel with projecting cornices above the first and third floors. A small deck projects above a basement areaway. The only change proposed on the front is replacement windows.

Evaluation and Recommendation

The proposed addition is compatible with the historic district and the building to which it is being added. The height, orientation, and massing of the addition are consistent with previous rear additions in Dupont Circle and with others on this row.

As the design moves toward permitting, the HPO will work with the applicant to ensure that any rooftop equipment, including the elevator overrun, is sensitively located. No changes have been proposed for the basement steps or windows and should they be necessary for code purposes, the staff will ensure that the design follows the Board's *Preservation and Design Guidelines for Basement Entrances and Windows*.

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

Staff contact: Anne Brockett