

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

---

Property Address:	<b>2012 P Street NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Dupont Circle Historic District</b>		Consent Calendar
			Concept Review
Meeting Date:	<b>September 22, 2022</b>	<b>X</b>	Permit Review
H.P.A. Number:	<b>22-484</b>		New Construction
		<b>X</b>	Alteration

---

On behalf of owner 2012 P Street Inc., architect Javier Arencibia proposes to add above and behind this contributing building in the Dupont Circle Historic District. The building was constructed in 1907 for real estate investor Anna Krikstein as a store with residence above.

**Proposal**

The project calls for adding two stories above the one-story rear ell, the alley-facing part of which was a garage. The addition rises up to sit on the roof of the main block of the building, where it is set back 30 feet from the façade. The addition would be clad in brick on the front and sides and, where it sits on the one-story ell, stucco is proposed.

Two small windows and a small door to access a roof ladder would punctuate the front of the roof addition and HVAC equipment is proposed in front of and atop it. While the exterior demolition is limited to the rear wall, all interior framing is slated to be replaced.

**Evaluation and Recommendation**

The Board's general rule is that additions above historic buildings should not be visible. As demonstrated during a flag test with staff and in page 2 of the drawings, the addition will be visible from across the street and viewpoints to the east along P Street. While the addition is set back 30 feet from the front, the low height of the adjacent building and long site lines afford a view of what will read as a large rooftop box.

If the addition was set back and the height lowered by retaining the existing interior framing, the visibility could be significantly reduced or eliminated. Even if such adjustments do not render the addition invisible, they may decrease the visibility enough to consider the addition compatible given the context of this location and the fact that this is an individually constructed building and not part of an intact, unified row.

The alley has little historic character and staff takes no issue with the unadorned treatment of the rear elevation, although the design could benefit from some visual break between floors. The HPO notes that the brick veneer proposed for the west elevation, where it cannot be seen between the rears of buildings, might be better applied on the exposed rear and east alley side.

As the design progresses, the HPO requests that plan and elevation drawings and perspectives include all proposed rooftop equipment to scale.

*HPO recommends that the Board approve the addition contingent on its visibility from P Street being eliminated or significantly reduced and that final approval be delegated to staff.*

*Staff contact: Anne Brockett*