

architectural rules that were codified in the zoning regulations that have shaped development in the historic district since the 1920s. The penthouse level is set at a generous setback from the outside walls and centered on the building. Architecturally, the design has been developed to relate to the materials, colors and finishes of the underlying building. However, as the design continues to be refined, some adjustment to the proportions of masonry and glazing is needed to achieve compatibility; as rendered (particularly on applicant's submission page A13), the proportion of glazing is too wide and the masonry piers too narrow for the proportions of this building. At the very least, the width of the masonry in the addition should align with the width of the piers on the top floor; ideally, they would be slightly wider.

As well, final approval of the project should be contingent on removal of gilding that has taken place without permit approval on the limestone cartouches located on the 16th Street elevation above the third floor.¹ Unfinished, these highly detailed sculptural elements showcase the masterful carving that typifies this building's stonework; when gilded, they stand out as contrasting elements in which the original material and craftsmanship is lost.

Recommendation

The HPO recommends that the Board:

- *Find the concept for the rear to be compatible with the character of the landmark and historic district;*
- *Find the concept for the roof addition to be compatible in height, placement, and general architectural character, but that adjustments be made to reduce the proportion of glazing to masonry in order for it to be compatible with the landmark and the historic district;*
- *Delegate final approval to staff.*

¹ The application of paint or other finishes on unpainted masonry on a historic landmark is defined as an alteration in the preservation law requiring a DC building permit.