

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

Property Address:	2627 Connecticut Avenue NW Dupont Circle Historic District	Agenda X	Consent Calendar
Landmark/District:			
Meeting Date:	October 28, 2021	X	Concept Review
H.P.A. Number:	21-504	X	Alteration

On behalf of Adams-2627 LLC, architect Ron Schneck of Square 134 Architects proposes to build an addition on the rear of this 1909 townhouse. Like most of the historic residences on this stretch of Connecticut Avenue, the subject property has been converted to commercial use. It occupies nearly all of its lot and faces an alley with other large alley additions across from rowhouses.

Proposal

The addition sits atop an existing 1½ story rear wing. It would not increase the footprint, but would extend upward, approximately doubling the existing height. The walls are clad in cement fiber panels with no fenestration, except a side window that provides natural light into an office.

At the front, the two projecting storefront bays would be connected to roof over the center entrance by extending their cornice line with a matching profile.

Evaluation

The addition is large and without detailing but is on an alley of other large, utilitarian rear wings. The fenestration initially proposed to face the alley has been eliminated at the request of the neighbors across the alley. The addition does not impact the building's historic façade, structure, or character-defining features.

The proposal to roof over the entrance has been revised at the HPO's request so that the roof does not project out further than the existing bays. The treatment as one piece connecting the bays is not uncommon in historic buildings and can be seen across the street at 2610 Connecticut.

Recommendation

HPO recommends that the Board find the project compatible with the historic district and delegate final review to staff.

Staff Contact: Anne Brockett