

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

Property Address:	2735 Connecticut Avenue NW	X	Agenda
Landmark/District:	Dupont Circle Historic District		Consent Calendar
Meeting Date:	May 27, 2021	X	Concept Review
H.P.A. Number:	20-391	X	Alteration

Owner Julio Murillo, with plans prepared by Jeff Goins of PGN Architects, proposes to add four stories at the rear of this two-story rowhouse. The building is one in a row of six built in 1921 by real estate developers Middaugh and Shannon. The two units at the north end of the row were incorporated into a large 1997 development project that added two floors above each with a minimal setback. These rowhouses are now part of an eight-story residential complex.

Proposal

The proposal approaches the rowhouse at 2735 in a more sensitive manner than the 1997 project. The addition starts at the existing rear of the main block of the building, 41 feet back from the façade. The rear form includes a dogleg, which provides some relief from its massing on the alley side. The two added floors maintain a historicist design with brick veneer emulating, but not replicating, the façade of the original building. Six-over-six sash windows face Connecticut Avenue with less ornate window hoods, window sills, and cornice. The rear and dogleg elevations feature ganged and single punched openings for multi-pane windows.

Roof decks would sit atop the original building and the addition and each deck would occupy the full width and depth excepting a 42” setback from the front. Window wells are proposed at the front and rear to provide light for a new cellar level. The front basement windows exist but will be lengthened within the wells.

Evaluation

The immediate context is of a row that has already been partially encompassed by a large residential project. Yet rather than follow the limited setback of the roof additions on the two north houses, the proposal sits far back and references the underlying building in its design and brick façade. Where it is positioned, it will abut a much taller wall to the north where the 1997 project rises to its full eight story height. It will not be taller than any part of the abutting project and will sit against the backdrop of this extant modern intrusion within the historic district.

HPO recommends that the Board find the concept compatible in its massing, orientation, and height, given the existing conditions. The lengthening of the front basement windows and adding wells is consistent with the Board’s guidelines and has been successfully done at the adjacent properties. As the design develops for permitting, staff requests specification of window types (6-over-six sashes recommended on front and rear), provision for the new meters to be located inside the building, and that the addition be clad in brick on all sides.

Recommendation

HPO recommends that the Board approve the project as consistent with the Act, taking into account the comments above, and delegate final review to staff. HPRB approval shall not be construed as support for any necessary zoning relief.

Staff Contact: Anne Brockett