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Historic former Dupont nightclub to get new life as airy office or retail space

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The former home to a run of Dupont Circle gay clubs will now become loft-style retail or office space.

Rock Creek Property Group announced Tuesday it is ready to move forward with the restoration of the Codman Carriage House at 1415 22nd St. NW.

The building in recent years was the location of clubs Phase I, and before that, Apex and Badlands.



COURTESY: ROCK CREEK PROPERTY GROUP

Rock Creek Property Group plans to repurpose this 10,000-square-foot building near Dupont Circle.

The 110-year-old carriage house was designed by architect Ogden Codman, Jr. for his socialite cousin, Martha. The location of the carriage house near the entrance to Rock Creek Park proved the perfect location for her stable, said Rock Creek Principal Gary Schlager.

Because the building has landmark status, its renovation had to go through D.C.'s Historic Preservation Review Board and the U.S. Commission of Fine Arts.

"It's been a lengthy review process," said Schlager, who acquired the building from the owner of Phase I in April 2015 for \$2.75 million. Phase I closed the Dupont location six months later. "This is sort of our specialty — taking a building and repurposing and designing it for a multitude of users."

As part of the restoration, the original carriage house doors will be replicated, the facade repaired, certain windows will be restored and others replaced in a manner sensitive to the property's historic nature, said Schlager. There won't be an homage to the location's club history, he said.

Rock Creek plans to add skylights and 10-to-15-foot high ceilings to the building's second floor. Rock Creek will also add a large roof deck, accessed by the second floor, and tear down the concrete wall addition (added in the 1940s, when the property was a car and tire shop).

The developer will seek to lease the property and is looking for the right tenant to occupy the new space, which will feature nearly 10,000 square feet spanning the two floors.

Schlager said the new modern front will feature a glass wall that "will open and close like an accordion."

OTJ Architects designed the project and Eichberg Construction will serve as the general contractor. The project is expected to deliver in 2017, Schlager said.

Karen Goff

Staff Reporter

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