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

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Property Address:	<b>1775 Swann Street, NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Dupont Circle Historic District</b>		Consent Calendar
Meeting Date:	<b>June 24, 2021</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>21-367</b>		Alteration
Staff Reviewer:	<b>Steve Callcott</b>	<b>X</b>	New Construction
			Demolition
			Subdivision

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Architect John Linan Jr., representing 1775 Swann LLC, seeks conceptual design review for construction of a three-story plus penthouse residential building on a vacant site in the Dupont Circle Historic District.

**Property Description**

The subject property - Lot 859 – measures 85’ deep x 22’8” wide lot – and is located on the north side of Swann Street immediately behind a row of 1880s row buildings facing 18<sup>th</sup> Street. The 1980s two-story building immediately to the east is non-contributing. Across the street on the south side of the block is a robust row of ten three-story Romanesque brick and stone houses constructed in 1893, and a four-story apartment building (1909) at the southeast corner of 18<sup>th</sup> and Swann.

**Proposal**

The plans call for construction of an eight-unit, three-story, red brick building capped with a painted wood parapet and a penthouse. The front elevation would have a traditional rowhouse form with a three-story wood bay and two-over-two windows. The building would be 18’ wide, leaving a side yard on the west that would provide access to the building’s entrance centered on the west elevation. The side and rear elevation would similarly be clad in brick with two-over-two windows.

A wood fence would enclose the side entrance walk from the adjacent rear yards to the west. Trash storage, electric meters and one parking/loading space would be provided in the rear yard behind a mechanical roll-up door. HVAC equipment and terraces would be located on the third-floor roof behind the parapet.

**Evaluation**

The proposal has been revised since its initial submission in response to concerns and suggestions from the community and HPO, and the resulting design is compatible in height, mass, materials, coloration and detailing with the Dupont Circle Historic District. While the orientation of the front door on the side elevation is somewhat unusual, it is efficient and well-suited for an end-unit row building, providing two primary elevations. The design of the penthouse has been refined through adjustments in its proportions, the detailing of the wood paneling, and the introduction of at-risk windows on the east-facing elevation which would be seen above the non-contributing building. The height is not

incompatible with or outside the range of established heights on this block and along 18<sup>th</sup> Street (and it is also conceivable that the two-story non-contributing building could be demolished and replaced with taller new construction). The placement of the electric meters on the rear elevation and the window well on the front elevation (less than 40" deep, therefore not requiring a guard rail around it) are consistent the Board's guidelines for these features.

The detailing of the wood bay, parapet and penthouse should continue to be developed in consultation with HPO, and it is recommended that stone or precast be used for the window sills rather than brick.

**Recommendation**

*HPO recommends that the Review Board find the concept compatible with the character of the Dupont Circle Historic District and consistent with the purposes of the preservation act, and delegate final approval to staff.*