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

Property Address:	1727 S Street NW	Agenda
Landmark/District:	Dupont Circle	Consent Calendar
Meeting Date:	September 28, 2017	X Concept Review
H.P.A. Number:	17-585	X Alteration
Staff Reviewer:	Michael Robb	New Construction
		Demolition
		Subdivision

The applicant, Teass\Warren Architects, request concept review of a project at 1727 S Street NW to add a cellar and three story rear addition, as well as a fourth-floor rooftop addition. Also included in the proposal are in-kind window replacements, a front entry replacement, and porch and masonry repairs at the front façade.

1727 S Street, built in 1911 and designed by Albert Beers, is a three-story and basement brick row house with a projecting bay at the first and second floor. The first and second floor feature singular window and door openings next to the projecting bay. The projecting bay has three window openings. The third-floor features three window openings and is capped by a standing seam roof with a mansard at the front elevation. Permit research indicates that 1727 S Street is a singular example of Beers' work on the row.

Proposal

The plans call for construction of a three-story addition at the rear and a fourth-floor roof top addition and a deck at the roof. The rear addition proposes to infill a dogleg and extend a total of 8'6" from the existing rear elevation. The rooftop addition would be set back 17'9" from the front façade and 5'6" from the west parapet wall. Decks are proposed at the roof and at the third floor of the proposed rear addition. The west and east parapet walls would be extended up to serve as a railing for the roof deck.

Evaluation

The rear addition does not greatly extend the existing foot print of 1727 S Street. The alley currently has a variety of extensions and infills and many extend further into the alley than what is proposed. The rooftop addition was flag tested with HPO and proven that it will not be visible over the front façade or oblique angles on S Street. Portions of the built-up parapet party wall will be visible from the western oblique angle, but not the eastern oblique angle, on S Street. However, this is a type of modification that the Board has approved in the past.

Recommendation

The HPO recommends that the Review Board find the concept for additions to be compatible with the character of the historic district, and delegate final approval to staff.