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

Property Address:	1722 Swann Street NW	X	Agenda
Landmark/District:	Dupont Circle Historic District		Consent Calendar
Meeting Date:	June 30, 2022	X	Concept Review
H.P.A. Number:	22-276		Permit Review
		X	New Construction
			Demolition

StudioMB, on behalf of owner Lot Squared Development, returns to the Board with a revised concept for new construction on a vacant lot on Swann Street. The new 3-story rowhouse would sit between a taller house on one side and a diminutive, set back house on the other. The other houses on this block are generally 3-story bayfront rowhouses or 2-story porch-front rowhouses.

Proposal

The proposal responds to comments from the Board, staff and the community with several revisions that disguise the visible stair tower, reduce the scale of the overly large windows, and otherwise improve the compatibility of the design. Revisions include the following:

- Addition of a parapet along the edge of the roof that fully obscures the penthouse from view
- Shifting the windows away from the corners of the bay and main block of the building
- Dividing the windows on the bay with a brick mullion
- Dividing the windows into panes and adding cast stone lintels
- Changing from grey brick to red brick
- Using a masonry front stoop

Evaluation and Recommendation

The changes fully respond to the concerns expressed over the previous design. The visibility of the roof penthouse and deck railing have been eliminated through the use of a parapet that doubles as a railing where a deck is proposed behind the green roof. The windows have been rendered compatible through modifications to their pattern, arrangement, and division of panes. Access to the basement is more thoughtfully addressed by hiding the basement areaway with a masonry stoop and steps. The inclusion at the rear of a patterned glass screen along the roof deck addresses the abutting neighbor's concerns regarding privacy and sunlight. The concept is compatible in its form, massing, orientation, details, and materials and, while embracing elements of modernism, blends well with the surrounding historic neighborhood.

The HPO recommends that the Board approve the concept as consistent with the character of the historic district and delegate final approval to staff.

Staff contact: Anne Brockett