

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

Property Address:	1727 S Street NW	<input checked="" type="checkbox"/> Agenda
Landmark/District:	Dupont Circle Historic District	<input type="checkbox"/> Consent Calendar
Meeting Date:	September 26, 2019	<input checked="" type="checkbox"/> Concept Review
HPA Number	19-492	<input type="checkbox"/> New Construction
Staff Reviewer:	Anne Brockett	<input checked="" type="checkbox"/> Alteration

Architect Jonathan Kuhn, on behalf of the property owners, seeks concept review for construction of an addition behind the house at 1727 S Street NW in the Dupont Circle Historic District. The home was designed individually, rather than as part of a row, in 1911 by noted architect A.H. Beers for Franklin Sanner. To the west is a 1916 4-story apartment building with a narrow court between the two; to the east is a 1914 house of similar proportions. This stretch of S Street is comprised largely of individually designed and built homes, sometimes in pairs, but not long rows of consistent rowhouses as is common on many blocks in Dupont Circle.

Project Description

The project proposes replacing rear additions and porches with a slightly deeper, cohesively designed addition. The form of the addition retains the existing dogleg and is lower in height than the existing main block of the house. It will be clad in stucco with ganged sash windows and horizontal clerestory windows. The air conditioner units are proposed to be at the back of the roof with only a hatch for access. A code-required railing surrounds them, but no roof deck or visible roof appurtenances are proposed.

No changes to the front of the building are proposed other than compatible window and door replacements. Meters will be located in a new utility room proposed below the front steps.

On the side facing the court between the subject building and the apartment, the design calls for the addition of two windows per floor. The windows are traditionally scaled and are significantly pushed back from the façade.

Evaluation and Recommendation

The proposed design is consistent with approved additions throughout the city’s historic districts, including Dupont Circle. The depth of the addition is minimally greater than the abutting house, although it is a story taller than that building’s ell. However, both are significantly smaller than the apartment building to the west. The presence of many garages and differing rear elevations and depths of additions mean the proposal will not affect a particularly intact alleyscape. In size, scale, massing, materials and details the proposal is compatible with the historic district and consistent with previous approvals.

The HPO recommends that the Board find the addition compatible with the character of the historic district and consistent with the purposes of the preservation act and to delegate final approval to HPO staff.

Staff Contact: Anne Brockett