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

Property Address:	1743 S Street, NW	Agenda
Landmark/District:	Dupont Circle Historic District	X Consent Calendar
		Concept Review
Meeting Date:	April 28, 2023	X Permit Review
H.P.A. Number	23-214	X Alteration
		New Construction

Owner Kingfisher Investment Group LLC seeks the Board’s approval of a permit to construct a roof addition, add a front bay, and other modifications to this 2-story rowhouse. The building is one of a row of ten that was constructed in 1872 as speculative housing. Built in the Italianate style, they each featured a 1-story bay, which has been removed and/or rebuilt on several of the remaining 6 houses. At 1743, the bay was replaced with a large multi-pane picture window.

Project Description

The project would excavate the rear of the basement, add on top of the house, and restore the missing bay. The roof addition would sit back from the front just over 11’ and is set into the existing roof to keep the height low. The high front parapet would serve as a railing for a new front deck. At the rear, the addition is flush with the existing rear wall. A continuation of this wall above the roofline acts as a railing to an upper level roof deck, accessed by a roof hatch.

The Colonial front door surround will be replaced with one of Italianate design and the transom will be restored. Details of the bay and door trim will be copied from the house next door which retains its originals.

Evaluation and Recommendation

The applicant has worked with HPO staff to revise the design in several ways. After a mockup review with staff, the roof addition was lowered and set back and the applicant has agreed to reconstruct the bay and door surround to their original appearance.

The design initially called for a front basement entry that would have necessitated a switchback stair in the front yard. The current design provides access to the basement unit through the rear with a front areaway around the new bay. The areaway not only provides egress and light to the basement unit, it will hide the new meters and will be covered by a grate.

The applicant has responded to HPO comments and recommendations, and the alterations proposed will restore the historic appearance of this rowhouse. Before permitting, HPO will seek another mockup to ensure invisibility of the roof addition.

The HPO recommends that the Board approve the roof addition, subject to a mockup review for visibility, and other changes as described above as compatible with the historic district and consistent with the Act and to delegate final approval to staff.

Staff contact: Anne Brockett