

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

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| Property Address: | 1748 Swann Street, NW | Agenda |
| Landmark/District: | Dupont Circle Historic District | X Consent Calendar |
| Meeting Date: | July 25, 2019 | X Concept Review |
| H.P.A. Number: | 19-444 | New Construction |
| Staff Reviewer: | Anne Brockett | X Alteration |

On behalf of owner Patrick Menasco, Warren Wick of Running Dog Architects seeks concept review to alter the rear of the property by adding a second floor above the existing one-story dogleg infill. The rear elevation would also be opened up with larger window openings.

The house is in a row of ten speculatively built homes from 1893 erected by J.E. Miller. The row is largely intact, with several infill projects such as what is proposed here and a number of roof decks over the two-story ells. The row's most character-defining feature, a three-sided rear bay, has largely been retained.

Project Description

The proposal would infill above the existing one-story dogleg piece with a slightly setback addition clad in composite panels. This material would also be used to clad the set back third floor, which is currently a mix of brick and parged brick.

The form of the rear pent walls would be retained, but they would be largely opened up with glazing. The center chimney would be removed and existing window openings enlarged. A band of paneling would separate the first from the second floors and the second floor from the parapet above. The roof deck would remain with a parapet railing replacing the existing pressure treated wood. The rear deck at the lower level would also be replaced.

Evaluation

This row has an original configuration at the rear with three-sided rear ells, each with the dogleg infilled at the first floor. Most houses have second story additions similar to what is proposed above the extant one-story portion.

Houses with similarly designed rears have received scrutiny from the HPRB and HPO recently to ensure that the essential character of the buildings and alleyscapes remains intact. Unlike the buildings designed in long rows by architect Thomas F. Schneider, the chimneys on this row are not as elaborately detailed and do not have the significance of Schneider's work.

The initial proposal was to demolish the three-sided rear wall and build out a rectilinear addition. In working with the HPO, the design has evolved to keep the form, but achieve the owner's goal of allowing in more light. The current design effectively preserves what is character defining about this building and row and makes changes in a compatible manner.

Recommendation

The HPO recommends that the Board find design compatible with the character of the historic district and the consistent with the purposes of the preservation act, and that final approval be delegated to staff.

Staff Contact: Anne Brockett