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

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Property Address:	<b>1826 16th Street, NW</b>	Agenda
Landmark/District:	<b>Sixteenth Street Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>May 28, 2020</b>	<b>X</b> Alteration
H.P.A. Number:	<b>20-308</b>	New Construction
Staff Contact:	<b>Steve Callcott</b>	Demolition
		Subdivision

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Architect Joshua Hill (Hill & Hurtt Architects), representing owners Alexander Bant and Stetson Nunes, seeks conceptual design review for construction of a rear addition and creation of new window openings on the side of a rowhouse located at the corner of 16<sup>th</sup> and Swann streets in the Sixteenth Street Historic District.

#### **Property History and Description**

1826 16<sup>th</sup> Street is a three-story, bay-fronted brick rowhouse built in 1878. Now one of six, the row originally extended the entire length of the block between S and Swann; the southern end of the row was demolished in the 1920s for the construction of the Universalist Church. While located on a corner, the Swann street side is treated as a secondary elevation with few windows, common brick, and without the detailing of the front elevation.

#### **Proposal**

The plans call for a two-story addition on the rear of the house that would extend the full width of the lot. The addition would be clad in red brick with a bank of steel windows facing the rear and wrapping to the side elevation. The third floor would have a roof terrace enclosed behind a parapet wall. Four vertical bays of new window openings, filled with two-over-two double hungs, would be established on the side elevation on the existing portion of the house.

#### **Evaluation**

While clearly contemporary and having a slightly higher window-to-wall ratio than is typical of the historic district, the addition is subordinate and compatible in materials and architectural character with the property and the Sixteenth Street Historic District. The additional windows on the side elevation are organized in a balanced composition and pulled back from the front corner to retain the primacy of the front elevation, as is recommended in the Board's Window Repair and Replacement guideline.

#### **Recommendation**

*The HPO recommends that the Review Board find the concept compatible with the character of the historic district, and that final construction plan approval be delegated to staff.*