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

Property Address:	1619 Swann Street NW	Agenda
Landmark/District:	Striver's Section Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	October 26, 2017	X Alteration
H.P.A. Number:	17-666	New Construction
Staff Reviewer:	Michael Robb	Demolition
		Subdivision

Applicant Jose Abastos, and owner 1619 Swann Street LLC, requests concept review for front and rear façade alterations for the property at 1619 Swann Street NW.

Built in 1940 by George T. Santmyers, 1619 Swann is a three-story, flat front, brick apartment building with single bay openings on the third and second floors, and two bay openings at the first floor. The second and third floor feature three windows in a ribbon, and the first floor features paired windows and the front entry. Based on its date of construction, 1619 Swann is a non-contributing building in the Striver's Section historic district.

Proposal

This project proposes to relocate the window openings on the front and rear elevations. Proposed at the front elevation on each floor are two bay openings: one opening with three windows in a ribbon astride single windows at the second and third floor and one opening with three windows in a ribbon astride the front entry on the first floor. Also proposed at the front is a basement well with a new picket rail and a new cornice at the roof line. A new window configuration that is similar to the proposed front façade proposal is also suggested at the rear elevation. New windows and configurations are also planned on the east (side) elevation.

Evaluation

The proposed alterations are proportionally well-spaced between the bays, in addition to being well proportioned between the bay openings and the cornice line. The ribbon window pattern is in keeping with the original window pattern, while moving them also allows for another single bay opening added without substantially affecting the existing proportional relationships or rhythm of the openings. The proposed alterations will have little to no effect to the streetscape and are compatible with the Striver's Section historic district. As the plans continue to be developed, the site plan should include removal of paving in the front yard and landscaping provided to screen the basement window well.

Recommendation

The HPO recommends that the Review Board find the concept for additions to be compatible with the character of the historic district, and delegate final approval to staff.

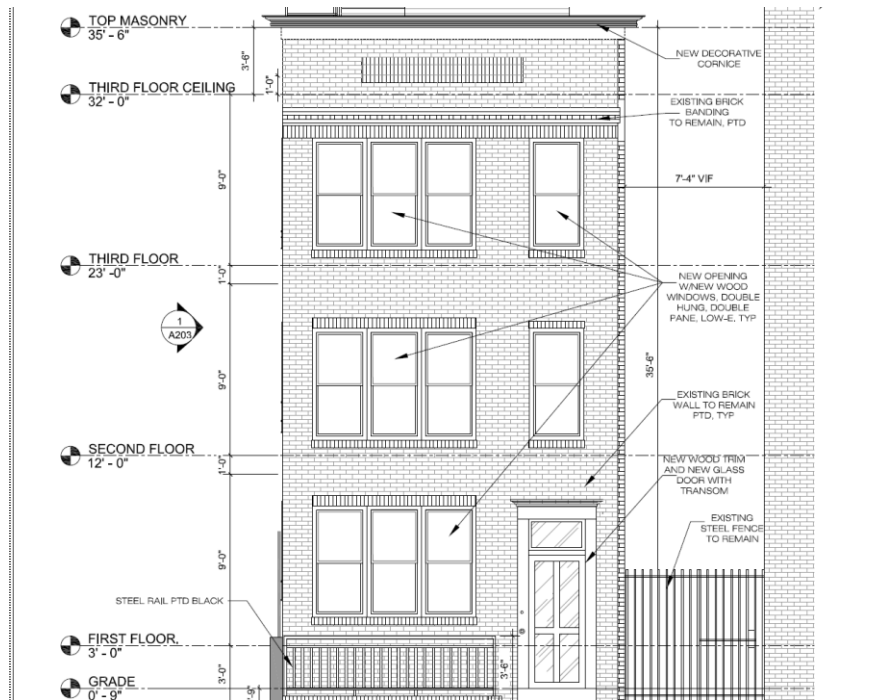


Figure 1: Screen capture from Google Street View of the front elevation of 1619 Swann and the proposed alterations (Google imagery from 11/2016).