

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

Property Address:	1514 Swann Street NW	Agenda
Landmark/District:	U Street Historic District	X Consent Calendar
Meeting Date:	February 25, 2015	X Concept Review
H.P.A. Number:	16-153	New Construction
Staff Reviewer:	Anne Brockett	X Alteration

Working with KCDC Studios, property owner 1514 Swann LLC seeks the Board’s review of a concept to add to the roof and infill the existing court at the rear of a two-story rowhouse. The project would also remove a substantial overhang over the rear yard patio. The home is one of a row of four constructed in 1879 by James Robbins as speculative housing. Swann Street, a three-block roadway located between S and T Streets, has smaller lots than most homes on the city’s primary streets, making rear additions difficult.

Project Description

The proposed addition at the rear merely fills in the existing dogleg; no increase in length is proposed. The elevation will include a wide opening on the first floor, but will maintain the current configuration of the second-floor windows, adding one in the infilled space. A new third floor is to be set back twenty feet from the façade and will be clad in fiber-cement. Large fenestration opens onto a front deck, set back eight feet from the façade, and a rear deck, set forward three feet from the rear wall.

Evaluation

The additions are compatible with the historic district and consistent with previous Board approvals. The roof addition does not overwhelm the underlying building in scale or massing and is appropriately set back from both the front and rear. It will not detract from the character of a highly intact rear alleyscape.

HPO inspected a mock-up of this addition and has determined that it will not be visible from the public right of way. As the project moves toward permitting, the HPO will ensure that the proposed deck railing will also not be visible through another flag test, as necessary.

Recommendation

The HPO recommends that the Board find the concept compatible with the character of the historic district and consistent with the purposes of the Act, and that further review be delegated to staff.