

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

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| Property Address: | 1517 Swann St NW | | Agenda |
| Landmark/District: | U Street Historic District | X | Consent Calendar |
| Meeting Date: | April 25th, 2019 | X | Concept Review |
| H.P.A. Number: | 19-261 | X | Alteration Subdivision |

Owner Ernest Haffner, with plans by Julian Hunt seeks conceptual design review for façade restoration and construction of an addition above and to the rear of a two-story brick rowhouse in the U Street Historic District. The house is one of a row of four constructed in 1879 by James Robbins as speculative housing and is contributing to the historic district. Swann Street, a three-block “minor” street located between S and T Streets, has smaller lots than those on the city’s primary streets, making rear additions difficult.

Proposal

The project calls for adding to the roof and rear of the building, maintaining the existing footprint and dogleg. The new third floor would be set back 15’4 feet from the façade and clad in fiber-cement rain screen siding. Large fenestration openings would open onto a front deck, set back five feet from the façade.

Evaluation

The addition and deck have been designed with a setback sufficient to ensure that it will not be visible from Swann Street, which was confirmed by a field test mock-up with HPO staff present. The applicant preserves the dogleg to mimic the original footprint. The addition’s materials and design are compatible for a secondary elevation on a rowhouse and does not detract from the character of the rear alley.

Recommendation

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.

Staff Contact: Imania Price