

Erica Rioux Gees, AIA

July 30, 2014

Julian Hunt & Lucrecia Laudi
1504 Swann St. NW
Washington, DC 20009

RE: Modifications to 1504 Swann Street Residence

Dear Julian & Lucrecia,

Thank you for the opportunity to review the drawings and renderings for your proposed addition. I am very familiar with your neighborhood and I can see how detrimental the recent two-story addition built by your abutters at 1818 15th Street has been to your property. The loss of light, view and air has not only adversely impacted the quality of life in your home, it has also compromised the contextual fabric of your block. It is obvious an architectural response is required.

Over the past 15 years, I have witnessed the gradual transformation of your neighborhood and the positive impact your development of the parcel has had on the neighborhood. With the recent changes made by your abutter, it is clear the current configuration of your parcel no longer conforms to the overall architectural character of the neighborhood. Your proposal will not only provide you with much needed light and ventilation, it will also enhance the Swann street side of this corner lot.

Since moving in, you have renovated a formerly decrepit property, by transforming it into a distinct house. I can understand how, after 15 years in the home you have lovingly renovated, you have no desire to move out but would rather "age-in-place". Unfortunately, the large addition next door has forced you to re-think your plans. With an old, boxed-in corner property with a non-conforming condition (100% lot occupancy), you will be required to obtain approval from both the Historic Preservation Review Board and the Board of Zoning Adjustment before your proposed addition may proceed.

Your proposal to infill the boxed in space by adding a small two story addition will allow your property to better conform to the general residential character and occupancy of the neighborhood where nearly all houses have a rental unit. The addition as proposed will also complete the street façade at a pivotal corner location and adhere to the prevailing occupancy of the neighborhood.

For the reasons cited above, I would like to add my full support for this thoughtful, well-planned and sensitively designed solution for your parcel. This project will be a positive contribution to the neighborhood by finally infilling the corner lot. Please feel free to contact me if you need any additional information.

Respectfully submitted,



Erica Rioux Gees, AIA