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

Landmark/District:	U Street Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1457 Swann Street NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	July 22, 2021	<input checked="" type="checkbox"/> Alteration
Case Number:	21-417	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Property owner Jacob Hensley seeks concept review of a two-story rear addition with a roof deck and penthouse stair deck. The house is one in a row of seven constructed in 1875 as speculative housing. Swann Street, a three-block street located between S and T Streets, has shallower lots than most rowhouses on the historic district's primary streets.

Project Description

The proposed two-story rear addition would extend 15' feet from the rear wall of the subject house and of the abutting houses; the addition would be clad in stucco with contemporary windows. A stair enclosure and deck would be constructed on the roof. The enclosure would be 8' in height and set back 27' from the front façade; the roof deck would be set back 13' from the front façade and enclosed with a solid parapet and planters.

Evaluation

The rear addition is compatible in height, size and materials with the character of the historic district and consistent with previous Board approvals. The roof addition and deck are appropriately set back from the front, will not be visible from street view, and do not overwhelm the underlying building in scale or massing.

HPO inspected a mock-up of the addition and determined that it will not be visible from the public right of way. As the project moves toward permitting, the applicant will ensure that the proposed deck railing and planters will not be visible through another flag test, as necessary. HPO recommends adding stucco or fiber cement paneling for the siding addition.

The rear addition will require zoning relief, as it will extend more than 10 feet beyond neighboring properties. However, from a compatibility standpoint, the addition is not out of scale with other additions on this block and throughout the historic district.

Recommendation

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