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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	900 South Carolina Ave SE	<input type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	July 1, 2021	<input checked="" type="checkbox"/> New Construction
Case Number:	21-324	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Scott Patterson and Patrick Tangney seek concept review for demolition of an existing storefront and modifications to existing rear additions on a property located in the Capitol Hill Historic District.

Property Description

900 South Carolina has an estimated date of construction of 1870. The building is the end unit in a row of three two-story brick rowhouses and purpose-built for commercial use at the ground floor, with residential above. The original storefront was covered over and modified in the 1930s. At the rear is a two-story brick rear ell (dogleg) and one-story addition. There is a one-story garage with a later added door and pitched roof addition facing 9th Street. The front of the property's public space wrapping the corner is paved with brick. There is a fenced side and rear yard that are planted.



Proposal

The 1930s storefront bays and awning would be removed and replaced with three bays of paired doors. The doors would be under divided lite transoms and would be largely glazed with single panels at the base. The existing one-over-one windows would be replaced with two-over-two windows.

The fencing at the side and rear would extend around to the front and divide the property's public space from the sidewalk. Planting areas would be added at the front and corner, with a large paved area retained in front of the commercial entrance on the main elevation.

The roofline of the rear ell would be raised to create the appearance of a flat roof instead of sloped. The existing side areaway would be expanded, and an above-ground railing added. The one-story rear addition would have the roofline adjusted and lowered. The addition would be clad in siding boards and large windows and doors added wrapping the corner.

The garage addition would be removed and replaced with a garage door. The roofline would be raised. The door and window on the elevation facing toward the residence would be replaced by larger windows that open.



Evaluation

The alterations made to the property were made by the 1930s, and the period of significance for this historic district ends in 1945. The Board is being asked to weigh an attempt to return the property to a configuration based on existing architectural fragments and research at the front and side, with alterations and modifications towards the rear, against the retention of accumulated layers of history from the period of significance.

The accretion of alterations over time is something that adds to the architectural variety and character of this historic district. Rather than retain these layers, the applicant proposes to return the property, in some ways, to something approximating original conditions. This is a valid preservation tactic, if an unusual one for this property type in the historic district.

It appears that the door for the front elevation and side doors are based on an existing fixed door at the corner on the 9th Street elevation, but with different proportions. If this is an original door and can be repaired to be put back into use, it should be. And, any replacement doors should be based more closely on the proportions and details of this door. If the historic transoms are intact at the storefront, they should be retained if possible, or replicated. As much as possible, existing fabric from the 1870s should be retained and reused or replicated if beyond repair.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill Historic District, and delegate final approval to staff.

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