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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	1116 I Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	May 24, 2012	<input checked="" type="checkbox"/> Alteration
Case Number:	12-315	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Karine Megerdoomian, with plans prepared by Steve Lawlor, AIA, requests concept approval for a rear addition to 1116 I Street, SE in the Capitol Hill Historic District.

Property Description

Constructed in 1884, 1116 I Street, SE is a two-story frame residence with Italianate details such as a bracketed cornice and door header and an elongated window on the ground floor. The house is detached from 1114 and 1118, though privacy fencing extending alongside 1116 blocks some visibility. The building currently includes a two-story rear ell, set in from the side wall of the main block, behind which is a one-story frame addition of later construction.

Proposal

The applicants propose to renovate the existing rear ell by replacing siding, reconfiguring and replacing windows, and making interior modifications. The back wall of the rear ell would be removed, along with the one-story addition, to accommodate a new, two-story rear addition. Set back from the side property line, the addition would extend approximately 13' from the rear wall of the house. The exterior would be clad in wood siding with a series of ganged windows set above wood panels. The height of the new addition would match the main block's low point.

Evaluation

The new two-story addition replaces an existing one-story addition and is compatible with the historic house in its massing, materials, and overall design. Only minimally visible from the street, the addition's small footprint, side setback, and deferential height will allow it to be subordinate to the historic portion of the building, while a slightly different fenestration pattern will clearly differentiate old from new. The renovation plans for the existing two-story rear ell raise no concerns, with demolition of existing fabric in this area fairly limited and appropriate replacement materials proposed.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff. However, this should not be construed as approval for any necessary zoning relief.