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

Property Address:	622-624 North Carolina Avenue, SE	Agenda
Landmark/District:	Capitol Hill Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	July 28, 2016	X Alteration
H.P.A. Number:	16-434	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Stanton Development Corporation, with plans prepared by RAD Designs LLC, seeks conceptual review for rear and roof alterations to an Italianate house in the Capitol Hill Historic District.

Property Description

The building is a three story red brick rowhouse with two-over-two wood windows capped by metal window hoods, and crowned by a prominent wood cornice. Compositionally, it is unusual in having two entrances, and it is possible that the portion west of the projecting bay was added slightly later than the original construction, perhaps for an early conversion to multi-family use or for a home-based office. Also unusual is the full depth basement window well that spans the entire width of the property. The property has been extensively renovated on the interior for use as a dormitory and no longer retains its original floor plan.

Proposal

The project calls for converting the building to a four unit residential building, with one unit per floor. On the rear, brick clad additions would be constructed within a portion of a court and to replace a non-original porch; exterior stairs would be provided to the upper level units. The insertion of an elevator would result in a modest (3 foot) bump up on the east party wall that would have slight visibility from street view; a proposed stair access tower and roof deck would be set back from the front and in from the side wall so as to not be visible.

Evaluation

The additions are subordinate to the building and compatible in size and material with the historic district. The roof appurtenances would not alter the public perception of the mass or roof line of the building.

Recommendation

The HPO recommends that the Review Board approve the concept as consistent with the purposes of the act, and that final approval be delegated to staff.