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

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>140 12<sup>th</sup> St NE</b>	<input checked="" type="checkbox"/> Consent
ANC:	<b>6A</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>May 27, 2021</b>	<input checked="" type="checkbox"/> New Construction
Case Number:	<b>21-317</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicants Katherina and Scott Weishaar, with plans by David Benton, seek concept review for construction of a rear and rooftop addition on a property located in the Capitol Hill Historic District.

**Property Description**

140 12<sup>th</sup> Street NE is a two story with raised basement brick tower-front rowhouse built in 1909. It is not part of a matching row. At the front elevation, there is a short steeply sloped mansard and faceted tower that projects above the roof ridge, both with slate roofs. There is an existing rear ell (dogleg) that tapers back to a rear enclosed screen porch.

**Proposal**

The proposed rooftop addition would be set twenty feet back from the front roof ridge and extend over the footprint of the rear ell. The rear screen porch would be enclosed. At the interior court formed by the inset of the ell, a projecting oriel will be added at the second story. There is proposed to be extensive interior demolition, and the replacement of all windows and doors, including what appears to be the original entry doors and transom.

The existing two-story garage would be renovated, including opening a window on the second story and re-creating a garage door and pedestrian door at the alley elevation.

**Evaluation**

A mockup shows that the rooftop addition will be partially visible along 12<sup>th</sup> Street from the south. The setback measurement appears to be dictated by the connection to the interior circulation. Additionally, the design incorporates an angled roof profile to further set back the full height of the addition. Efforts should be made as permit drawings are developed to further reduce visibility where possible. However, the Board has approved minimally visible rooftop additions in this historic district and the visual impact on the property is likely to be de minimis. If the location of the HVAC equipment will require railings or other appurtenances that will be visible from the street, then it should be relocated to avoid additional visibility.

It appears that the existing paired entry doors and transom may be original to the property, in which case they should be retained and repaired per the Board's Door Repair and Replacement Design guidelines. If beyond repair, then the configuration of paired doors under transom should be retained.

**Recommendation**

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

*Staff contact: Moira Nadal*