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

Landmark/District: **Capitol Hill Historic District** (x) Agenda
Address: **227-239 Massachusetts Avenue NE**
ANC: **6C**

Meeting Date: **July 28, 2022** (x) Concept
Case Number: **22-281** (x) Alteration

The applicant, Hillsdale College, with drawings by Roland Muñoz, seeks on-going concept review of a rooftop addition and roof deck at 227-231 Massachusetts Avenue, and façade and site alterations at multiple adjacent properties.

Previous Concept

The previous design concept, reviewed by the Board in May, included a rooftop addition on 231 Massachusetts Avenue, façade alterations to 227-231 Massachusetts, and site alterations at 227-239 Massachusetts.

The Board approved the proposed addition in concept, but asked that the site work be revised to express the individual character of each building, taking into consideration the input of the Advisory Neighborhood Commission and the Capitol Hill Restoration Society, and that the original doors at 227 Massachusetts Avenue remain entry doors, each with compatible exterior stairs.

Current Proposal

The Board's requested revisions have been made. The applicant is working to source a more compatible stone color for the first-floor cladding. Redesigned stairs have been proposed for the three elevated entry doors. The front yards that will form the combined plaza have been reworked to differentiate by architectural grouping.

Recommendation

HPO recommends the Board find the proposed project compatible with the Capitol Hill Historic District, and delegate authority to HPO Staff.

Staff contact: Moira Nadal