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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	414 Constitution Avenue NE	<input checked="" type="checkbox"/> Consent
ANC:	6C	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	April 25, 2019	<input checked="" type="checkbox"/> New Construction
Case Number:	19-235	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Nadia Shash, with plans prepared by architect Jennifer Fowler, seeks concept review for construction of a three-story rear addition with cellar, first floor deck, third story balcony, and a roof deck at the property located in the Capitol Hill Historic District. The building would be converted from a single-family dwelling to a two-unit dwelling.

Property Description

414 Constitution Avenue, NE was built in 1888 by S. H. Walker as half of a matching mirror-image pair. The building originally had a tin mansard roof, which is now polychromed slate. At the front elevation of the building there is a two-story angled front bay and decorative brick work above the window and door openings, between the second and third stories, and at the stepped corbeled cornice. The rear of the building currently features a rear slate mansard roof and a one story enclosed porch.



View of 414 from across Constitution Avenue

Proposal

The plans call for the retention of the front entrance air-lock vestibule, with the in-kind replacement of the exterior pair of glazed doors. The plans show extensive demolition of interior walls but is unclear as to the extent of removal of floor and roof assemblies. The windows on the front elevation would be replaced with 1-over-1 windows, matching the existing configuration. The new full-width rear addition would extend back from the rear face of the building 11'-9 1/2" which will make the building 5'-1 1/2" deeper than the building to the west and 4'-3 1/2" deeper than the building adjacent to the east. Additionally, the full-width one-story rear deck would extend an additional 8'-6" back, including the stairs. The rear addition would be clad in brick, with flat rowlock headers over the new door and window openings, further distinguishing the addition from the historic building.

The proposed roof deck is set back 22'-8" from the flat front face of the building and will have 3' tall metal guardrails and a 3' tall parapet walls. It is not anticipated that the roof deck will be visible from Constitution Avenue.

Both the rear addition and the rooftop deck will be visible from public rights of way because of the playground and open spaces at the Peabody Elementary School. Several other rear additions and modifications to other properties in the same row are also currently visible from those vantage points.



Views of the back of the block from the Peabody Elementary School property

Evaluation

The extent of demolition with regard to the floor and roof assemblies needs to be clarified. If the assemblies are being largely retained, the project would not result in substantial demolition as defined in the preservation regulations. However, if the assemblies are being removed, this would not be consistent with the preservation regulations and would require review by the Mayor's Agent.

The proposed three-story addition would be roughly the same height as the existing building and would not extend past the building's existing roofline. The proposed rooftop addition is not anticipated to be visible from Constitution Avenue.

The rear addition will be visible from Peabody Elementary School but will present a compatible appearance through its use of brick and will be seen in the context of other rear additions and porches. Similarly, though this will be the first roof deck in this row, it should not be visible from the primary public right of way and will be seen at the rear in the context of other multi-level rear porches.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District, contingent on the extent of removal not constituting substantial demolition, and delegate further review to staff.

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