

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

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Property Address:	<b>1016 Massachusetts Avenue NE</b>	Agenda
Landmark/District:	<b>Capitol Hill Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>July 26, 2018</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>18-436</b>	New Construction
		<b>X</b> Alteration

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Architect Jennifer Fowler, representing owners Steve and Nancy Perry, seeks concept review for construction of a rear addition on a Capitol Hill rowhouse. Like the rest of this row, the house was individually designed and constructed. Dating to 1908, it is the work of architect Gilbert Rodier and features a two-story brick façade with a third floor behind a front mansard roof.

**Project Description**

The small addition would extend the existing third floor over the roof of the second floor, taking the place of an existing deck. The footprint would not change, maintaining the dogleg form of the original ell. Two non-historic window openings would be infilled and the existing French door will continue to provide access to the newly enclosed space.

The design calls for a similar approach for both the rear elevation and the wall facing into the dogleg, with brick piers at the corners framing a bank of three casements surrounded by molded panels. The addition will surmount an existing oriel that projects from the second floor rear wall. The west wall, built on the property line, will be brick.

**Evaluation and Recommendation**

Adding to a third floor on top of an existing lower roof is a common and compatible alteration for rowhouses in historic districts. The proposal would have no visibility from Massachusetts Avenue and as the rear of the property obliquely faces the end of a private blind alley, it would have no public visibility from the rear.

The design is somewhat more ornate than is typical for rear elevations, but is nonetheless compatible with the district. The proposal does not increase the footprint, maintains the dogleg form, and does not extend further than either of its abutting neighbors.

*The HPO recommends that the Board approve the project as consistent with the purposes of the Act and delegate permit approval to the HPO.*

*HPO contact: Gabriela Gutowski*