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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	1105 D Street, N.E.	<input checked="" type="checkbox"/> Consent
ANC:	6A	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	March 24, 2022	<input type="checkbox"/> New Construction
Case Number:	22-185	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Dan Utech, with plans by Chris Williams, seeks concept review for erection of a roof deck and spiral stair on a contributing building in the Capitol Hill Historic District.

Property Description

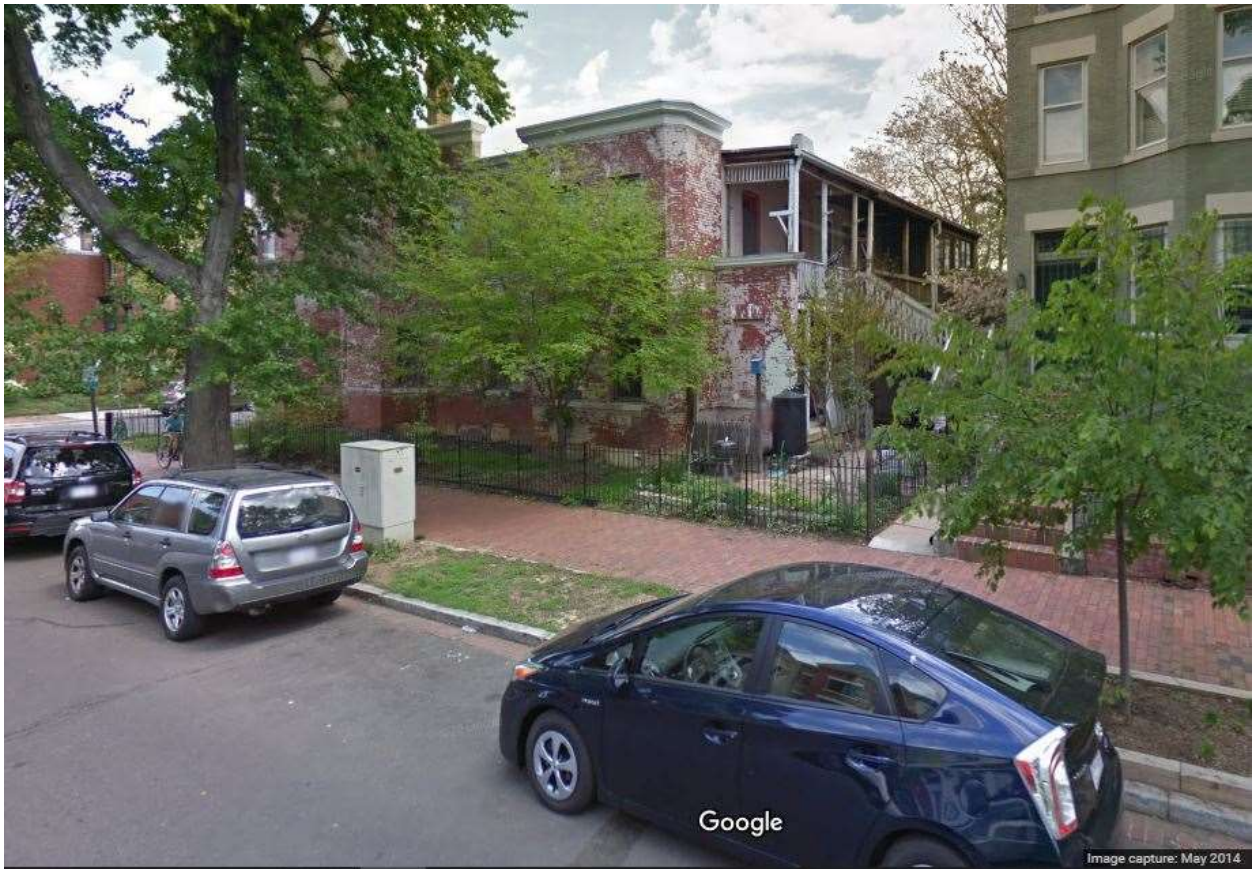
1105 D Street NE is a two-story brick tower-front house that was built as one of three in 1903 for L. E. Breuniger and designed by N. R. Grimm. The rear of the property is visible from 11th Street, even though it is the third house in from that street.



View 1105 D Street NE from intersection of 11th and D Streets

Proposal

A roof deck would be added to the rear of the existing roof and onto the rear porch, with a spiral stair leading up to the roof.



View of the rear of the property from 11th Street from Google Streetview

Evaluation

The rear roof on this property is highly visible and so the stair and roof deck will be visible from 11th Street. The way the spiral stair is shown in the *Street View w/Deck* drawing seems to indicate partial removal of the rear porch, but no demolition drawings have been provided. It isn't clear also if the spiral stair will only be from the second story up.

The project is probably compatible with the building and historic district, but more information needs to be provided. The applicant should work to provide HPO staff with additional information for further review before applying for permit.

Recommendation

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

Staff contact: Moira Nadal