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

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Property Address:	<b>1108 South Carolina Avenue SE</b>	<b>X</b>	Agenda
Landmark/District:	<b>Capitol Hill</b>		Consent Calendar
Meeting Date:	<b>July 27, 2017</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>17-420</b>	<b>X</b>	Alteration
Staff Reviewer:	<b>Michael Robb</b>		New Construction
			Demolition
			Subdivision

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Architect Jennifer Fowler, representing property owner William Flens, seeks conceptual design review for a project to construct a rear addition and enclose a side porch at 1108 South Carolina Avenue SE.

Built in 1885, 1108 South Carolina is a frame, two story, four bay, row house with a projecting bay and a cross gable roof. The house has been covered in stucco and has an addition at the rear and a two-story porch with poured concrete deck and wood railings at the west side elevation.

**Proposal**

This project proposes to replace the side porch with a two-story addition in the form of a partially-enclosed porch. A second story rear addition is also proposed. The side addition would have wood columns and railings with access to the first-floor stoop and second story balcony. An areaway would be created for basement access.

The rear addition would extend approximately 10 feet beyond the existing footprint of the main block and rear ell, and have aluminum French doors and a Juliet balcony on the second story. The addition would extend toward the alley from the eave of the side gable on the west elevation and be clad in Hardie Plank.

**Evaluation**

The block is characterized by an eclectic collection of row houses of varying ages and types, all of which are contributing to the district. The three two story row houses directly east of 1108, built in 1913, represent the only architecturally unified group on the block. All the houses on South Carolina Avenue are set well back from the street with generous front yards, most of which are offset from the sidewalk with a retaining wall or fence. 1108 is sited near the southwest corner of the block on a trapezoidal lot, at the end of a row-exposing the western elevation. It is likely that the porch to be replaced is an alteration and not original to the house.

While visible side additions are less common in rowhouse districts, there are times when these additions can be considered appropriate given the proper context and design. Although the porch to be replaced has some age, its composition, materials, details and

construction lack architectural significance and do not contribute to the character of the property. The project will not be returning the house to its original form, however, the proposed side addition retains the existing footprint of the house and is secondary and subordinate to the main block of the house. The applicant has worked with staff to refine the design and reduce the addition's scale; these efforts have resulted in a design with vernacular classical elements that relates to the historic structure and historic district, while remaining a distinct and readable modern addition.

**Recommendation**

*The HPO recommends that the Review Board find the concept for additions to be compatible with the character of the historic district, and delegate final approval to staff.*