
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	1116 Constitution Ave NE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	October 27, 2016	<input checked="" type="checkbox"/> Alteration
Case Number:	16-629	<input type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Tony Serafino, with plans prepared by architect Ryan Petyak of 3877 Architects, seeks concept review for a two-story rear addition and one-story rooftop addition in the Capitol Hill Historic District.

Property Description

The subject property is one of nine brick rowhouses built in 1880 by Sherwood and Crawford. The property features a half-hexagon shaped bay extending the full height of the primary façade, two-over-two double-hung windows, and a corbeled brick cornice.

The property currently features a one-story garage clad in aluminum siding. Neither the garage nor the rear façade are visible from any streets.

Proposal

The plans call for the removal of a one-story modern rear addition and the construction of three-story rear addition with basement, extending 11' 4" into the rear yard, and clad in fiber-cement panels and slats. The addition would extend the full height and width of the rear facade with the exception of one bay at the third floor. The rear façade of the addition would have two bays of fenestration consisting of paired sliding and single tilt-and-turn windows. The plans also call for the construction of a one-story rooftop addition, 10' 7" tall, and set back approximately 20 feet from the primary façade. The face of the rooftop addition would be sloped and clad in asphalt shingles with two sky-lights.

The one story garage at the rear of the property would be demolished and replaced with a fence and metal roll-down door.

Evaluation

The removal of the existing rear extension and the construction of additions will not damage or destroy significant architectural features at the rear façade and roof. The additions are subordinate in size to the original house and will not be visible from the street. While the immediately abutting properties do not have rear additions, other properties in the block have additions with a similar projection. Although there are no other rooftop additions within the row,

the proposed rooftop addition is set back significantly from the front façade and will not be visible from public street view.

The existing one-story brick garage was built sometime between 1904 and 1928. While dating from within the period of significance for the historic district, it does not contain distinctive character-defining features. However, rather than demolishing the building, the applicants should be encouraged to explore retaining the masonry volume of the building to retain its contribution to the alley scape as a more compatible option to the metal roll up gate.

While the Board has traditionally given greater design flexibility for rear elevations that are not visible from street view, some additional refinement to the proportions, placement and sizing of the fenestration should be encouraged to improve the compatibility of the design.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District, with the revisions to the rear façade as outlined above, and delegate final approval to staff.