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

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>1209 Independence Ave, SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>July 23, 2015</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>15-488</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Sarah VanLandingham</b>	<input type="checkbox"/> Demolition
	<b>Frances McMillen</b>	<input type="checkbox"/> Subdivision

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Applicants Shahira Knight and Kelly Knight, with plans prepared by S&C Construction, requests concept review for a three-story rear addition and roof deck to 1209 Independence Avenue SE in the Capitol Hill Historic District.

### **Property Description**

Constructed in the late nineteenth century, 1209 Independence Avenue SE is a three-story brick bay-front rowhouse. A single story addition is located at the rear of the house. A service-based alley is located at the rear of the property.

### **Proposal**

The proposal calls for demolishing the single story addition to accommodate a three-story rear addition. The addition would extend approximately 23 feet off the rear of the house. The proposal includes a roof deck set back approximately 30 feet from the front of the building. A stair access structure measuring 9 feet tall would access the deck and is set back 13 feet from the front of the house. The addition would be clad in Hardi plank siding. Fenestration would include wood, one-over-one, double-hung windows.

### **Evaluation**

The proposed addition is compatible with the historic house and with the Capitol Hill Historic District in overall massing, design, and materials. A mock-up, sight line studies and other documentation included in the submission indicate the roof access structure will not be visible from Independence Avenue. It will be minimally visible from the alley entrance off Walter Street at the rear of the property. Though not indicated in the plans, the applicant has stated that the stair access structure will be reduced in height by at least four inches. The applicant is encouraged to work with staff to reduce the height so that it is the minimal required by the building code. If it's found during construction that the visibility of the access structure from public space is significantly increased the applicant is also encouraged to work with staff to mitigate visibility.

The proposal includes a considerable amount of demolition, but the house has undergone significant interior alterations that involved the removal of original building fabric when the building was converted to two residential units. It is unclear how much of the original interior remains, but the applicant is encouraged to work with staff to retain historic material where possible, and to coordinate with HPO on the final detailing and selection of materials.

**Recommendation**

*The HPO recommends that the Board find the project consistent with the purposes of the preservation act and delegate final approval to staff with the condition the applicant continue to work with staff on detailing, the final selection of materials, and mitigate any visibility issues if during construction views of the stair access structure from public space are significantly increased.*