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

Landmark/District: **Capitol Hill Historic District**
Address: **1227 E Street SE**
ANC: **6B**

Meeting Date: **December 16, 2021**
Case Number: **22-030**

- Agenda
- Consent
- Concept
- Alteration
- New Construction
- Demolition
- Subdivision

Applicant Margaret McCulloch, with plans prepared by architect Michael Fowler, seeks concept review for a two-story rear addition with cellar and a two-story garage on a property located in the Capitol Hill Historic District.

Property Description

1227 E Street SE was built in 1915 by William R. Shelton. It is not part of a matching row. There are a variety of house styles and ages on the street frontage and block. There is no interior alley or visibility to the rear of the property from a public right-of-way.



Aerial view from HistoryQuest showing 1227 E Street SE (indicated with a black dot)

Proposal

There are no changes proposed at the front elevation. An existing porch is proposed to be demolished and replaced with an addition that would be full width at the cellar and first story and partial width at the second story. The addition would extend back fourteen feet. The addition would have Hardie plank siding, Azek trim, and aluminum-clad wood windows and doors. The existing parking pad would be replaced with a two-story garage. The garage would have a large opening at the first story for automobile access, and three windows on the second story. The garage is also proposed to be clad in Hardie siding with Azek trim.

Evaluation

The Board has often required that rear doglegs be retained on blocks where they are intact in Capitol Hill. Though this street frontage still retains a majority of doglegs, the rear of this building and its existing dogleg is not visible by the public. Additionally, the applicant has included a slight offset on the second story to emulate the rhythm of a dogleg, an approach employed in several past Board-approved projects.

Though siding is not typically a material found in this historic district for two-story alley buildings, this building will not be visible from the public rights-of-way.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, and delegate final approval to staff.

Staff contact: Moira Nadal