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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	125 D Street SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	February 25, 2016	<input checked="" type="checkbox"/> Alteration
Case Number:	16-005	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Ari Gejdenson, with plans prepared by D + O Inc., seeks concept review for a rear addition to a rowhouse.

Property Description

Built in 1878 as a pair with 123 D Street SE and one of a set of eight, the subject property is a two-story stucco-clad brick rowhouse with a one-story bay. Its façade was previously altered to have more of the character of a Colonial Revival building, including the addition of shutters, removal of window hoods, and the addition of a broken-pediment door surround. There is an existing one-story addition and roof deck off the rear of the building. A garage is located at the alley.

Proposal

The plans call for removing the rear wing and constructing an addition. The addition would enclose the dogleg and extend about 26 feet from the main block. On the second floor, a rear deck would account for about 10 feet of the distance. The rear elevation would be clad in true stucco and would feature two-over-two windows. These windows would match the new two-over-two windows on the front of the building.

Evaluation

The increase in square footage is relatively minor, and the addition will be subordinate to the historic building. Further, the structure will not be visible from the street. The proposed fenestration and materials are in-keeping with character of the historic house. The new front windows are appropriate for the original style of the house and will match those of the abutting neighboring house at 123 D. The project has also been reviewed and approved in concept by the Commission of Fine Arts under the Shipstead-Luce Act.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District and delegate further review to staff.