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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>1300 South Carolina Ave, SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>October 23, 2014</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>14-560</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Sarah VanLandingham</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Jim Olsen with plans prepared by Jennifer Fowler seeks concept review for a rear addition to 1300 South Carolina Avenue, SE in the Capitol Hill Historic District.

### **Property Description**

One of a set of eight rowhouses built in 1923, the subject property is a two-story brick structure located at the end of the row on the corner of South Carolina and 13<sup>th</sup> Street. Each house in the row originally had a rear two-story sleeping porch. Most of these were initially narrower than the width of the house but over time have been filled in and widened on all of the houses except 1314 at the opposite end of the row. The rear porch of 1300 was previously enclosed in its original footprint.

### **Proposal**

The plans call for removing the existing rear porch/sunroom and rebuilding a rear addition in the same location to be extended the full width of the house. The basement level would also be enclosed. The new addition would be clad in fiber cement siding. Due to the shape of the lot, the rear addition would project into public space. A one-over-one wood double-hung window is to be on the side of the second floor. The rear elevation features three one-over-one windows on the second floor above a door and two ganged one-over-one windows on the first floor. All of these are specified as aluminum-clad.

### **Evaluation**

The proposed alteration is not incompatible with the historic district. Although the footprint is expanded, the use of a different material hints at the history and the consistent rear line of the row reinforces this notion. The total increased size is modest and the building retains its historic character. Since the rear is visible from 13<sup>th</sup> Street, the windows used on the rear should match the window on the side of the addition for a uniform appearance.

### **Recommendation**

*The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District with the condition that the applicants work with staff on the final selection of materials, windows, and door.*