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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	1314 Independence Avenue SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	December 21, 2018	<input checked="" type="checkbox"/> Alteration
Case Number:	18-066	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner, Mark Lavens, with plans prepared by Lawlor Architects, seeks concept review to construct a two-story rear addition in the Capitol Hill Historic District.

Property Description

1314 Independence Avenue, SE was designed by W.L. Webster and built by Mark Reiley in 1909. It is a one of a row of six bay-fronted brick rowhouses developed by the firm Wright and Hopkins. All six rowhouse maintain their dog-legged side court.

Proposal

The plans call for the construction of a two-story rear addition. The addition would not extend the full width of the building, but would be slightly wider than the width of the existing rear wing. The addition would extend approximately 14.5 feet towards the rear property line. It would align with the rear elevation at the neighbor, 1312; and extend an addition 4' 3" past the neighbor at 1316. The addition would be clad in brick and it would not be seen from any streets.

Evaluation

The proposed addition would retain the existing side-court and would not extend farther than the adjacent neighbor's rear elevation. The lot is deep and a significant amount of greenspace will be maintained. The rear elevation at the adjacent properties are clad in brick, and the proposed brick at the addition will relate well to the row and to the historic district.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act, and delegate final approval to staff.

HPO Staff Contact: Gabriela Gutowski