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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	133 13th Street, NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	September 28, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	17-580	<input type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner David Henslee, with plans prepared by architect Christopher Snowber, seeks concept review to infill the rear dog-leg court with an addition, reconstruct the rear elevation, and interior demolition at the property in the Capitol Hill Historic District.

Property Description

133 13th Street, NE is located mid-block between North Carolina Avenue NE and Constitution Avenue NE. It is one of two brick rowhouses designed by N.T. Haller and built in 1900 by the builder George P. Newton. The building is two-stories tall and features a prominent rectangular bay topped by a pediment. The rear elevation is brick and currently features a dog-legged wing extension, one-over-one double-hung windows and paired doors. The twin building 135 no longer retains their dog-leg extension. The rear elevation is not visible from any street.

Proposal

The plans call for infilling the side court with an addition clad in brick. The plans also call for the demolition and reconstruction of the rear elevation wall. The side addition and newly construct rear elevation would not extend farther than the current rear elevation and would remain in the same plain as the rear elevations at the two adjacent properties. The newly constructed rear elevation would feature steel and glass sliding door assemblies, glass railings at the second floor and a steel lintel separating the two floors. The project also calls for interior work, including the removal and replacement of the floor and roof joists at the rear wing.

Evaluation

A rear elevation at the building cannot be seen from any streets, and because of the property's deep yard the alterations at the rear will not be easily discernable from the alley. A number of other buildings within the row have infilled their dog-leg included the building's twin at 135. The interior demolition is limited to the wing extension and will not extend into the volume of the main house. The newly constructed rear elevation will not extend farther into the rear yard. Although large, the proposed fenestration is regular and simple in design. However, the presence of masonry in lieu of the proposed steel lintel between the two floors would result in a masonry to void ration more in keeping with historic rowhouses within the district.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District, and delegate final approval to staff with the stipulation that the steel lintel at the rear be revised to brick.