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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1335 Massachusetts Avenue SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	March 23, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	17-041	<input type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Anita Puri and Robert Legg, with plans prepared by architect Jennifer Fowler, seek concept review for rooftop and rear additions in the Capitol Hill Historic District.

The proposal was on the February 23, 2017 HPRB consent calendar. At that time, the Board asked the proposal be rescheduled for the March meeting agenda. The plans have not changed since last submitted.

Property Description

The subject property is one of eleven brick rowhouses designed by William L. Webster and built in 1906. The primary elevation is painted brick and features rusticated stone window sills, a half-hexagon bay with a turret roof, a bracketed cornice, and double-hung windows. The rear façade features a one-story dog-leg extension at the ground floor with an open porch at the second floor. The property is located midblock and the rear façade is not visible from any streets. Currently there is no garage or other structure at the rear of the property.

Proposal

The plans call for the construction of a second-story rear addition extending beyond the footprint of the existing first floor extension. The rear elevation at the addition would be clad in Hardi-plank panels with aluminum one-over-one double hung windows at the second floor and paired aluminum doors with sidelights and transoms at the first floor. The secondary west elevation would be clad in horizontal Hardi-plank siding and the east dog-leg elevation would also be clad in horizontal Hardi-plank siding and feature one-over-one double-hung windows. There would be an open porch at the first floor beneath the second floor addition. The doors at the first floor would lead to a wood deck extending 10' 0" into the rear yard.

A one-story rooftop addition is also proposed. The addition would be set back from both the rear, east and front elevations and would measure approximately 19.5' x 12'. The height of the addition would be 8' 0". All four sides of the rooftop addition would be clad in horizontal Hardi-plank siding. The rear façade would feature paired doors and the front façade fixed clerestory windows. The addition would not be visible from any public street view.

The existing steel dunnage and mechanical unit would be relocated to a portion of the roof in front of the addition and behind the turret and shallow mansard roof. The mechanical units would not be visible from the street. A deck would be located at the rear roof behind the proposed rooftop addition.

Evaluation

The rear and roof additions are subordinate in size to the original house and will not be visible from the street. Although there are no other rooftop additions with in the row, the proposed rooftop addition is set back significantly from the front and rear elevations and will not be visible from the street, therefore not detracting from the character of the building or row.

The rear addition will extend slightly farther into the rear yard than other rear elevations within the row. However, the retention of the dog-leg and lack of a rear garage at the property will maintain a significant amount of green scape resulting in the addition not overwhelming the house or its neighbors.

The use of Azek panels at the rear addition differentiates the second floor causing it to read similar to a bay extension or enclosed porch. This feature combined with the open porch at the first floor breaks up the massing of the addition. The proposed double-hung windows and regular fenestration pattern are traditional and in keeping with rear elevations found within the historic 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.