

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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	1362 East Capitol Street NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	June 22, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	17- 403	<input type="checkbox"/> New Construction
Staff Reviewer:	Imania Price	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The applicant, architect Jennifer Fowler for owners Clayton and Stuart Hall, seeks conceptual review for construction of a two-story frame addition with a cellar to replace an existing two-story porch on the rear of a rowhouse in the Capitol Hill Historic District. The addition would not be visible from the street.

The two-and-a-half-story brick dwelling was built in 1912 for owner John Scrivener by architect-builder R. C. Hess. The property was built as part of eight houses on the 1300 block by R. C. Hess between 1911 and 1912.

The proposal calls for a two-story, flat roof addition measuring approximately 12'3" beyond the existing rear elevation with a cellar and interior renovations. The façade will not be altered and the rowhouse will retain the important character-defining dogleg. No new cellar exterior access is planned. The addition would include a rear metal landing and steps that extends 3 feet from the rear wall and extends beyond both neighbors' houses at 1364 and 1360 East Capitol by approximately 9 ft. The walls would be sheathed in 4 inch Hardi Plank siding and trim. Fenestration would include a second story, aluminum clad casement window with a fixed glass panel. French doors with a transom would be located on the first floor of the rear elevation, accessed by a set of tapered metal steps. The north elevation features small punched square casement windows placed in the upper corner of each room.

The addition is compatible with the character of the historic district in terms of its height, massing, and fenestration and is consistent with previously-approved rear additions in the Capitol Hill Historic District.

Recommendation

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