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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	215 A Street, NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	July 23, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	15-389	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Lindsay Slater, with plans prepared by architect Jennifer Fowler, seeks concept review for a rear addition and roof deck in the Capitol Hill Historic District.

Property Description

The subject property is a two-story brick bay-front rowhouse with a raised basement built in 1889. Occupying almost 70% of its small lot, the house consists of a main block and a rear ell. The rear of the property backs up to an alley containing an intact group of eight historic alley-dwellings on Terrace Court.

Proposal

The plans call for enclosing the dogleg and adding a third story set back 17' from the front of the building. The rear of the third story would have a mansard roof. The roof addition will access a small roof deck setback 12' from the front.

Evaluation

The Board typically requires that substantial third story additions on two-story houses be pulled off the main block of the house. However, in this case, the small size of the building and lot make that difficult to achieve. The applicant has increased the setback from the amount originally proposed to maintain more of the original roof structure, and the addition has been designed to be subordinate to the main house and not visible from public space.

By using a mansard roof at the rear, the third floor addition is both distinguished from the original two-story mass as well as designed with the realized that it will be prominently visible to the alley-dwellings. The Board approved a similar third story mansard on a similar house in this block at 22 3rd Street in 2010.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District and delegate final approval to staff. The applicant should continue to work with staff on detailing and materials of the proposal.