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

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input checked="" type="checkbox"/> Agenda
Address:	<b>302 South Carolina Avenue SE</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>January 24, 2018</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>19-140</b>	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owners Matthew and Claire Portolese, with plans prepared by architect Bill Putnam of Dynerman Architects, seek concept review for a two-story rear addition and partial dog-leg addition on a rowhouse in the Capitol Hill Historic District. The proposal requires that the applicant file with the Board of Zoning Adjustment for relief from the lot coverage allowance.

**Property Description**

302 South Carolina Avenue SE is one in a row of seven houses developed by Bailey & Pumphrey in 1907 and designed by Edward O. Volland. Constructed of brick, the building features a half-hexagonal projecting bay, one-over-one, double-hung windows, and a cast-iron stoop. The rear elevation is also brick and features a dog-leg rear wing and one-over-one windows. Of the seven houses in the row, six feature intact dog-leg rear wings. The building is the second building in from the corner and the rear elevation can be seen from 3<sup>rd</sup> Street, SE.

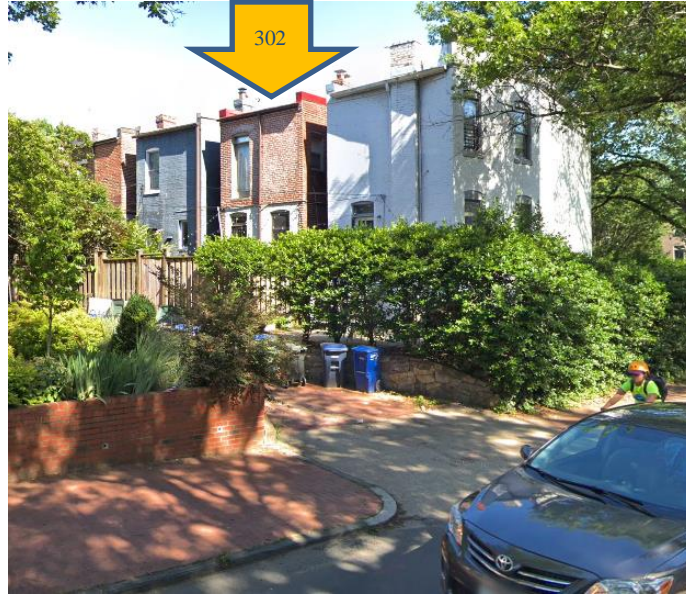
The Board reviewed a concept proposal for a one-story rooftop addition and two-story rear open porches in October 2018. The approved the open rear porches and found the one-story rooftop addition to be incompatible with the character of the property and historic district.<sup>1</sup>

**Proposal**

The plans call for construction of a two-story rear addition extending 7' 0" towards the rear property line. The existing rear masonry wall would be removed, and the new addition would extend the full-width of the building, but with a three-foot set back at the portion of the addition that spans the dog-leg. The portion of the addition that spans the dog-leg would be clad in brick and feature a one-over-one window and single-leaf door. The remainder of the addition would be clad in painted wood and have centered paired casement windows flanked by wood pilasters. The addition would be visible from 3<sup>rd</sup> Street, SE.

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<sup>1</sup> HPA # 18-675, October 25, 2018



*Figure 1: View of rear facade from 3rd Street, SE*

### **Evaluation**

The applicant has taken steps to design a rear addition that will be compatible with the building, row and historic district. In-setting a portion of the rear addition at the location of the dog-leg will recall the dog-leg at the rear elevation, a feature that is uniformly present at the majority of the buildings within the row. Cladding the inset portion of the addition in brick will also help recall the historic dog-leg and will relate well to the other brick rear elevations within the row. The use of wood at the rear addition will distinguish the mass of the new addition from the historic brick building. The wood cladding would also recall enclosed sleeping porches that were historically widespread in Capitol Hill and which are not unusual to see from street views.

### **Recommendation**

*The HPO recommends that the Board approve the concept of a two-story rear addition as consistent with the purposes of the preservation act and delegate final approval to staff;*

*Staff Contact: Gabriela Gutowski*