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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	327 Constitution Avenue NE	<input checked="" type="checkbox"/> Consent
ANC:	6C	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	January 27, 2022	<input type="checkbox"/> New Construction
Case Number:	22-094	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Michael and Molly Smith, with plans prepared by James Spearman from Greymatters LLC, seek concept review for a rear two-story addition and roofline adjustment at a property located in the Capitol Hill Historic District.

Property Description

327 Constitution Avenue, NE is a semi-detached two-story frame building with forward-sloping gable roof that appears in the 1874 Faehtz & Pratt Real Estate Directory. The rear of the property is not visible from the alley.

Proposal

The only change proposed for the front elevation is the replacement of the ridge cap. The rear gable, wall, and one-story addition sloped roof would be demolished to accommodate the new addition. The addition would be just under the same width as the main block and extend back about thirteen feet. There would be rear balconies at the second and third story. The roofline of the rear addition would slope downward to the roof ridge, ending just behind it. The addition would be clad in siding.

Evaluation

When the Board has approved roofline adjustments on buildings with front mansards and front-sloping gable roofs they have generally required that the addition start behind and below the roof ridge. This case would be unique for this historic district with the approach proposed, and the replacement of the ridge cap. However, the addition is not anticipated to be visible from along Constitution Avenue. Permit drawings should clearly reflect that the addition would not supersede the roof ridge.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, and delegate final approval to staff.

Staff contact: Moira Nadal