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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>411 New Jersey Avenue SE</b>	<input type="checkbox"/> Consent
ANC:	<b>6B</b>	<input checked="" type="checkbox"/> Concept
		<input type="checkbox"/> Alteration
Meeting Date:	<b>February 27, 2020</b>	<input checked="" type="checkbox"/> New Construction
Case Number:	<b>20-180</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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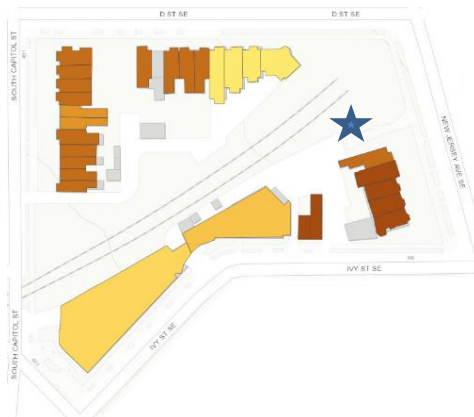
Applicant Utku Aslanturk, with plans prepared by architect Mateusz Dzierzanowski, seeks concept review of the proposed construction of two three-story residential buildings.



*Views of the site from New Jersey Avenue and the rear alley*

**Property Description**

The property is an irregularly shaped lot facing New Jersey Avenue to the east. To the north are railroad tracks and a small tunnel, to the west a parking lot, and to the south a row of three-story rowhouses built between the 1880s and 1890s. The building that abuts this lot to the south is the tallest of the row.



## **Proposal**

The buildings have been designed to reference the buildings along New Jersey Avenue. They will be brick with slate mansards and decorative wood trim. The fronts will have a raised water table, decorative metal stairs, pedimented door surrounds with pilasters, paneled wood doors with transoms, two-over-two windows, bracketed cornices, and large dormers. The buildings will each have a lead walk, and the front yard will be enclosed by simple metal fencing. The southern building will have a one-story projecting bay and the northern one will have a three-story projecting bay tower with a prominent pointed roof.

The northern elevation will be brick with two-over-two windows and a slate mansard with dormers. Moving west, there is an abrupt change in architectural style with a simple glazed hyphen and then a glazed-and-metal-panel rear block that starts at four stories and drops to three with a roof deck. The west elevation continues the contemporary expression with metal casement windows and a balcony.



## **Evaluation**

This property is under the jurisdiction of the U.S. Commission of Fine Arts, which has not yet approved a concept. The property is in an unusual and highly visible location. The new buildings will be visible on three sides and would constitute a very large termination to a modestly-scaled row.

The design heavily references the adjacent historic buildings but transitions abruptly into a pared-down contemporary style along the very visible north elevation. Although the buildings are being designed and built all at once, they will look much like historic buildings with modern additions. Although a portion of the side and rear are in a style not usually seen in the historic district, the composition reflects traditional pattern of adding at the rear, and the whole appears compatible with the character of the historic district.

## **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*