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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	438 New Jersey Ave SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	October 23, 2014	<input checked="" type="checkbox"/> Alteration
Case Number:	14-663	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Holly and Travis Greaves with plans prepared by Jennifer Fowler seek concept review for a rear addition to 438 New Jersey Ave SE in the Capitol Hill Historic District.

Property Description

Built in 1888, 438 New Jersey is a three story painted brick rowhouse in a Queen Anne style. The main block of the house is approximately 20' wide and 37' deep. A one-story rear frame addition of approximately 13' comprised of one room and a deck was added at some point. The grade falls off behind the building exposing the basement level. Steps from the back deck lead down to the yard.

Proposal

The plans call for demolishing the existing rear addition and adding a 17' three-story rear addition to be clad in fiber cement siding. The first floor will feature a back stoop with stairs down to the ground and three ganged two-over-two double-hung windows. The second floor has three ganged two-over-two windows above the door and a single two-over-two window to the right. The third floor is an open covered porch.

Evaluation

The addition will not be visible from public space. It is modest in size and distinct from the historic house. The open porch on the third floor creates a lightness that further reinforces the primacy of the main block.

Recommendation

The HPO recommends the Board find the concept compatible with the Capitol Hill Historic District and that final approval be delegated to staff.