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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	631 South Carolina Ave, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	May 28, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	15-305	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Marina Galvani with plans prepared by architect Jennifer Fowler seeks concept review for a rear addition in the Capitol Hill Historic District.

Property Description

The subject property is a three-story brick flat-front rowhouse that may have been built at the same time as 633 and 635. There is no building permit on file for this property but map research suggests it was built sometime between 1888 and 1916. A couple of rear additions have extended the building's footprint. The existing additions are a two-story portion topped by a gable roof and a small one-story area with a deck on top. Based on map research and architectural style, it is unlikely that these additions date to the period of significance.

This block of South Carolina Avenue has no alley and the rears of the houses feature a mix of styles, materials, and massing. The rear elevation of 631 can be seen briefly from a gap between the buildings on E Street.

Proposal

The plans call for removing the rear wall of the existing addition, its roof, and the rear deck. These would be replaced by a three-story addition topped by a gable roof. The footprint of the addition would only extend 8' beyond the current rear wall. The rear elevation is clad in horizontal fiber cement board siding with a small deck or balcony at each floor.

Evaluation

This is a modest rear addition that will not be prominently visible from public space. The use of a gable roof for a rear addition is unusual for Capitol Hill and for this building type but the rest of the architectural vocabulary is traditional. The applicant has revised the proposal to be more in keeping with the historic district and the current version is compatible.

Recommendation

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