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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	647 South Carolina Avenue SE	<input checked="" type="checkbox"/> Consent
Meeting Date:	February 25, 2016	<input checked="" type="checkbox"/> Concept
Case Number:	16-203	<input checked="" type="checkbox"/> Alteration
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Greg Selfridge, with plans prepared by Avenue Design, seeks concept review for a rear addition to a freestanding house.

Property Description

Built in 1911 by architect A.H. Beers, the subject property is a brick two-story detached house on a double lot. It features a wraparound porch in front. A small detached garage is located at the rear, accessed by a driveway off South Carolina Avenue. A two-story glass atrium was added to the rear of the building after the end of the period of significance. There is no alley behind the house.

Proposal

The plans call for removing the glass atrium addition at the rear of house and constructing a two-story addition. The addition will extend seventeen feet beyond the rear wall of the house and will be about twenty feet wide. The addition will be clad in fiber-cement lap siding with wood trim. It will be fully contained behind the mass of the historic house. Rear fenestration will be a mix of double-hung and casement windows.

Evaluation

The proposed addition is generally compatible with the character of the house and the historic district. It is subordinate to the historic building, will have minimal impact on the house's historic fabric, and will not be visible from the street. The rear elevation would be improved by a more harmonious composition, but since the addition will only be visible from the yard of the property, it will have no significant impact on the historic district. The use of fiber-cement board siding is consistent with other rear additions approved by the Board.

Recommendation

HPO recommends the Board find the proposed rear addition to be compatible with the character of the historic district and delegate further review to staff.