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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	705 North Carolina Ave SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	September 24, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	15-580	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Brian Athey of Congressional Capital with plans prepared by Teass\Warren Architects, requests concept review for a rear two-story addition to 705 North Carolina Ave., SE in the Capitol Hill Historic District.

Property Description

Built in the mid-1800s, the subject property is a two-story flat-front frame structure set back from the property line. It predates the adjoining buildings on either side. It may have originally been built as a house but it has been in commercial use for a long time.

The original frame has been covered with stucco and a renovation in the 1980s expanded the building to fill the lot with a small glass side addition. As part of that renovation, a free-standing archway was erected at the property line to encourage business to this C-2-A lot.

Proposal

The plans call for removing an existing one-story rear addition in order to add a new two-story rear addition. The infill slot will also be rebuilt with a new basement entrance. This results in a footprint extended 22' beyond the current rear wall.

At 32'2" the rear addition is larger than the main block of the structure (28'8"). It is also slightly taller than the original to accommodate higher ceilings.

The existing archway structure will remain but the pedimented arch will be replaced with a simple sign. Additionally, new landscaping will help to identify this property as distinct from its residential neighbors while still in the spirit of that style.

Evaluation

The Board has generally cited the principle that additions to historic buildings should not exceed the size of the original structure, establishing a deferential or subordinate relationship between new and old. In the case of the subject property, the original structure is much smaller than

many of its neighbors, and in this instance a large rear addition would not be out of context or incompatible with its surroundings. Although the addition is large relative to the size of the building, it is not incompatible for a commercial lot and context, and will not be visible from public space.

Since the buildings to the west of 705 are commercial and to the east are residential, the property serves as a transition between these uses and their accompanying characteristics. As such, it has elements of both including the footprint and use of a commercial building but the small scale and landscaping of residential areas.

Recommendation

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