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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 type="checkbox"/> Agenda
Address:	<b>715 North Carolina Avenue, SE</b>	<input checked="" type="checkbox"/> Consent
ANC:	<b>6B</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>September 26, 2019</b>	<input checked="" type="checkbox"/> New Construction
Case Number:	<b>19-538</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Schmidt Development, LLC seeks concept review for a two-story addition on an existing one-story rear addition on a property located in the Capitol Hill Historic District.

**Property Description**

The subject property was built in 1900. Designed by A. O. Von Herbulis for builder Owen Donnelly, the house was originally 19 feet wide and 32 feet deep. This brick two-story plus mansard rowhouse has a two-story front bay with large original one-over-one windows. There is a carved stone panel above the entry door and rusticated stone belt courses and lintels. At the rear is an existing two-story addition clad in siding.



*Front elevation of 715 North Carolina Avenue, SE*

**Proposal**

At the front elevation, all windows and doors are proposed to be replaced. The basement window in the front bay would have its lower sill dropped further below grade. At the interior, extensive

demolition is proposed on all floors and at the basement. The entirety of the rear addition would be removed and rebuilt in a slightly different configuration, and larger. The proposed addition would be more rectilinear and measure almost 16 feet wide and just over 35 feet long, the same length as the existing rear addition. The new rear addition would be taller than existing, meeting the main block's height at the base of its sloped roof. The rear elevation is visible from the alley and would be clad in hardi lap siding with an entrance door with transom and a group of three large windows on the first story, and two sets of large paired windows on the second story. A new basement entrance would be created at the side alley next to the rear addition. The AC condensers would be located on top of the new addition's roof and may be visible from the alley.



*Views of the rear of property from the alley*

### **Evaluation**

HPO staff visited the property and observed the heavily altered and deteriorated conditions at the interior of the entire building and at the exterior of the rear addition. Given the existing conditions, extensive removal and replacement of structure is necessary to put the building back into service. However, since the original windows appear to be in place on the front elevation, it is recommended that these be retained and restored, especially the large one-over-one windows at the front bay.

### **Recommendation**

*The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district under the condition that the original windows be restored, and delegate final approval to staff.*

*Staff contact: Moira Nadal*