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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	820 Constitution Avenue NE	<input checked="" type="checkbox"/> Consent
ANC:	6A	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	December 16, 2021	<input checked="" type="checkbox"/> New Construction
Case Number:	22-036	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Kerri Kolen and Ted Egner, with plans by Old City Design, seek concept review for a two-story accessory building on a property located in the Capitol Hill Historic District.

Property Description

820 Constitution Avenue NE is land-locked at the rear. There is access to the rear yards through a 3ft wide easement area. There is not visibility of the rear yard from the street or alley.



Views of the rear yard of 820 Constitution Avenue from the adjacent easement area

Proposal

The new accessory building would be offset by a few feet from the rear fence line to accommodate access through a gate from the easement area and also the neighboring rear yard. The building footprint would be sixteen feet deep and about sixteen-and-a half feet wide. The building would have a maximum height of twenty feet. The side elevations would be not be fenestrated and clad in wood siding. At the elevation facing the yard the first story would be clad there would be large sliding glass doors at the first story and large windows at the second. The elevation facing the rear fence would have a pedestrian door and small window on the first story and two small windows on the second. Both of these elevations would also be clad in wood siding.

Evaluation

The property is in the scale of many previously approved alley buildings. There will be no visibility of the accessory building from public rights-of-way.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, and delegate final approval to staff.

Staff contact: Moira Nadal