

---

---

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

---

---

Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>821 Massachusetts Avenue, N.E.</b>	<input checked="" type="checkbox"/> Consent
ANC:	<b>6A</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>March 24, 2022</b>	<input type="checkbox"/> New Construction
Case Number:	<b>22-176</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

---

---

Applicant Thomas Roberts, with plans by William Kirwan, seeks concept review for erection of a roof deck on a contributing building in the Capitol Hill Historic District.

**Property Description**

821 Massachusetts Avenue is a corner property at the intersection of Massachusetts Avenue, A Street, and 9<sup>th</sup> Street. The building is set back from the corner by an open grassy area. Built by William Thompson in 1890 as one of two for Mrs. A. K. Longley this corner property is visible on all detached sides.





*Views of 821 Massachusetts Avenue NE from surrounding streets*

**Proposal**

The existing deck would be pulled back from the A Street elevation and the lattice railing replaced by a low-profile cable rail system.

**Evaluation**

The roof on this property is highly visible. The lattice screening shown in the applicant's photos is quite visible, so the applicant has revised the railing and setback. It is anticipated that as proposed, there will be slight visibility at the rear along A Street. This would be in line with the Board's acceptance of minimally visible rooftop elements on a rear elevation that is visible from street view.

**Recommendation**

*The HPO recommends the Board find the project compatible with the Capitol Hill Historic District, and delegate authority to staff.*

*Staff contact: Moira Nadal*