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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 checked="" type="checkbox"/> Agenda
Address:	<b>5 Walter Houp Court, N.E.</b>	<input type="checkbox"/> Consent
ANC:	<b>6A</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>November 2, 2023</b>	<input type="checkbox"/> New Construction
Case Number:	<b>23-507</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Leslie Swift seeks concept review for a roof deck, rooftop additions, and covered pergola at a property located in the Capitol Hill Historic District.

**Property Description**

5 Walter Houp Court NE is a two-story stable built circa 1909, with alterations and a front addition dating from circa 1981.

Solar panels and a white shed addition have been installed on the roof without permits. Applicant photos additionally show unapproved decking.

**Proposal**

Behind the existing front row of solar panels, a raised roof deck is shown. There would be 36-inch-high railings and planters. A large stair with a nine-foot-tall rooftop enclosure would access the roof deck from the interior, along with a dumbwaiter. At the rear of the roof would be an enlarged nine-foot-tall storage structure and a raised planter bed. A nine-foot tall pergola structure is shown over the raised roof deck.

**Evaluation**

The Board has consistently found roof decks on two-story alley buildings to be incompatible with the Capitol Hill Historic District. The unpermitted alterations are highly visible from along the alley and Constitution Avenue and would not be approved as compatible if submitted for retroactive permit review.

The proposed alterations and additions to the existing illegal installations would be highly visible and disruptive of the roofline and massing of the building.

**Recommendation**

*The HPO recommends the Board find the proposed alterations incompatible with the Capitol Hill historic district and deny the application.*

*Staff contact: Moira Nadal*



*Google aerial view of roof of 5 Walter Houp Court NE*



*View of 5 Walter Houp Court from alley, shed structure visible and circled*



*View from Constitution Avenue NE, solar panels and shed are highly visible*

