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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	531 12th Street, S.E.	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	January 27, 2023	<input type="checkbox"/> New Construction
Case Number:	23-090	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Jessica Stern, with drawings by architect Chris Lyon, seeks on-going concept review for a third story addition with roof deck at a property located in the Capitol Hill Historic District. The Board found the project as presented in December 2022 for the rooftop addition, door replacement, curb cut, and driveway to be incompatible with the Capitol Hill historic district.

Revised Proposal

The curb cut, driveway, and parking pad have been eliminated from the proposal. The areaway railing is being designed to emulate the design of the historic fencing found at the property and throughout much of the historic district. The south elevation door has been revised to a four-panel style compatible with the age and style of this building.

The third story has been angled back from the front elevation so that it is not visible from points directly across the street along 12th Street. Additionally, the addition and roof deck have been moved to the inside of the decorative rear chimney to eliminate the demolition of that feature and reduce the visibility along much of G Street. The side elevation chimney closest to 12th Street is proposed to be made non-functional so that code requirements would no longer be triggered so that it would need to be extended upward.

Evaluation

The Board has typically found visible rooftop additions on residential properties in Capitol Hill to be incompatible, as they alter the character-defining height, mass and roofline of those structures. The revisions to this addition result in only minimal visibility. What one would see does not visually obstruct or alter the architecture or significant characteristics of the property. The massing, roofline, and chimneys are retained and clearly understood as their original design.

Recommendation

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

Staff contact: Moira Nadal