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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	813 Massachusetts Avenue, N.E.	<input checked="" type="checkbox"/> Consent
ANC:	6A	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	October 27, 2022	<input type="checkbox"/> New Construction
Case Number:	22-438	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Dylan and Colleen Brown, with plans by Jennifer Fowler, seek concept review for a rooftop addition and roof deck at a property located in the Capitol Hill Historic District.

Property Description

813 Massachusetts Avenue NE was designed by N. T. Haller Co. and built in 1902 by Sydney G. Huntt and Co. as one of three. Because of the triangular shape of the block, the rear of this property faces onto A Street.



813 Massachusetts Avenue from Massachusetts Avenue (left) and A Street (right)

Proposal

A partial third story is proposed to be added onto the main block of the building. The addition would measure about 13.5 feet wide, 11 feet deep, and almost 10 feet tall. The height of this rooftop addition would be about eight feet. A stair with override would angle back away from the front. Forward of the addition is a roof deck that wraps around the stair override. The forward roof deck railing is set 13 feet back from the front of the building.

The rear elevation would have large windows with divided transoms, surrounded by Azek trim. The walls appear to be clad in a panel system of unspecified material. The side elevations and front would be faced in brick.



Visibility test showing partial visibility from A Street (indicated in red circle)

Evaluation

The rooftop addition was mocked up and did not appear to be visible from Massachusetts Avenue. However, there is partial visibility from the rear. Although seen from A Street, this part of the block is clearly the “back of house” of this and three other houses. The addition will be inset off of the length of the rear ell. The visibility will not detract from the character of the building or historic district.

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