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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 type="checkbox"/> Agenda
Address:	<b>416 G Street SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>July 23, 2015</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>15-419</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Sarah VanLandingham</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant James Courtney with plans prepared by Landis Architects/Builders seeks concept review for a front addition to a non-contributing house in the Capitol Hill Historic District.

**Property Description**

Built in 1963, the subject property is a two-story brick house set back 12.9' from the property line. The unusual location of the building initially suggested that it was an older building that may have been re-clad but map evidence does not support this. The unusual existing façade contains four double hung windows on the upper floor and a small front addition with a shed roof and no windows facing the street. Based on its date of construction, the building is non-contributing to the historic district.

**Proposal**

The plans call for removing the existing one-story front addition and front wall and replacing these with a new two-story brick front addition that will extend to the front property line. The flat-front addition features four six-over-six double-hung windows on the second floor and three on the first floor with a recessed doorway on the far left.

**Evaluation**

The materials, the pattern and type of fenestration, and the proportions of the new openings are compatible with the historic district. As the design continues to be developed, the window sills and lintels should be made more consistent to improve the building's appearance.

**Recommendation**

*The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District and delegate final approval to staff.*