
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	417 4th Street, SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	February 23, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	17-076	<input type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Hatem Hatem, with plans prepared by architect Erik Hoffland, seeks concept review for a three-story rear addition in the Capitol Hill Historic District.

Property Description

417 and 419 both appear on the 1857 Boschke Map, indicating that their date of construction predates 1857. It is likely that at the time of construction the two brick Greek Revival style homes closely resembled each other. 417 has since been altered with the construction of a recessed full-height brick side addition, an enclosed entrance vestibule, and increased height at the primary façade with enlarged one-over-one double-hung windows. The rear façade currently features two extensions, two and one stories in height; it is minimally visible looking northeast from E Street, SE and looking east from 3rd Street, SE over the St. Peters School's playing fields.

Previous Proposal

The proposal was presented to the Board in December 2016. At that time the drawings called for alterations at the front elevation including the installation of six-over-six double-hung wood windows at the first and second floors and nine-light wood casement windows at the third floor, topped by a simply profiled cornice. The entrance vestibule would be removed and a four-panel wood door installed with a profiled wood surround. The applicant also proposed modifications to the roofline consisting of increasing the roof height and modifying the pitch in order to create a floor to ceiling height of 8' 0" at the third floor. Both rear additions were to be removed and a full width, three-story addition clad in stucco constructed. The rear addition extended 20- 4" and aligned with the HPRB-approved rear addition at the neighbor, 419. A single bay at the third floor was recessed with doors leading to a deck. There was also a proposed deck at the second floor extending 7' 0". The alterations at the rear were visible from E Street, SE.

The Board approved the proposed alterations to the primary elevation and asked that the roof be clad in standing seam metal. The Board found the concept of a visible rear addition compatible with the character of the Capitol Hill Historic District, however, required that no part of the rear addition extend past the rear façade at 419, that the third floor at the rear not be extended past its current plane, and that the applicant work with staff to refine the design and details of the rear façade.

Revised Proposal

The proposed changes at the primary elevation remain consistent with the previous submission approved by the Board. The height of the roof is still proposed to be raised in order to increase the third floor, however, the pitch has been revised to slope away from the street and the gable eliminated.

The rear addition has been revised with a new elevation featuring three regularly spaced bays of one-over-one double-hung windows and single-leaf doors. The first two floors of the rear addition would be the same as before - 20'-4" - to align with the neighboring addition, and the projecting second floor deck has been eliminated. The third floor would be set back 6'-0" and feature a deck with a vertical metal picket railing.

Evaluation

The proposed alterations to the roofline are an improvement over the previous proposal, as the proposed shed roof line will not be discernable from the street. The revised addition is subordinate in size to the original house and extends a comparable dimension into the rear yard as others in the row. The proposed materials and fenestration at the rear façade are simply designed and compatible with the house and historic district.

Eliminating the topmost floor of the addition and keeping the existing third floor at its current plain would eliminate a significant amount of occupiable space from the project. The building is not part of a complete row matching rowhouses with aligning top floors; therefore extending the third floor would not destroy a shared condition within the row. The north elevation is free-standing from the neighbor at 415 and the extension at 415 is dog-legged, creating a significant of greenspace between the two building's extensions. The other neighbor, at 419, has a two-story extension. The extension features a tall crenelated stucco parapet and solid privacy screens, which conceal almost the entire third floor from view and appears as added mass when seen from the street. A third floor addition at 417 would have limited impact the two adjacent neighbors or on the view from street.

Recommendation

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