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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>1127 C Street, NE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>January 26, 2017</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>17-123</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Gabriela Gutowski</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Jonathan Schmidt, with plans prepared by architect Ryan Amons, seeks concept review for a roof and rear yard addition in the Capitol Hill Historic District.

### **Property Description**

The subject property was designed by Marcus Hallet and built by builder R.A. Morrison in 1948. The rowhouse features a flat brick front with seven one-over-one double-hung windows and a single-leaf entrance door. The primary façade is devoid of architectural details with the exception of two horizontal brick soldier courses and one course of brick headers. A metal stair and landing lead to the primary entrance and a basement entrance is located beneath the landing. The rear façade is also brick with one-over-one double-hung windows. The building's footprint extends 31'0" from the street and is significantly shallower than the rest of the buildings within the row.

The building dates from outside the period of significance for Capitol Hill Historic District (1791-1945) and is therefore non-contributing. The streetscape features a variety of buildings of different scales and historic styles; including two-story and three-story historic brick and wood rowhouses and other non-contributing two-story buildings.

### **Proposal**

The plans call for modifications to the roofline and building height. The building would remain a two-story building; however the roof would be raised to create a new total height of 20' 9". The floor to ceiling heights at the interior would go from approximately 8'0" to 10' 0". A new corbeled brick cornice would be installed reaching a height slightly taller than the two adjacent properties. The windows and door at the primary façade would be vertically enlarging and five one-over-one double-hung windows and a six-panel wood door and transom installed within the modified openings. The two-basement windows openings would remain unaltered and new double-hung windows installed. The five new window openings would feature segmented arched brick lintels and brick sills. The basement entrance door would be shifted slightly to the right of the primary entrance door and a new metal stair and landing installed.

The rear façade would be completely demolished and the building extended 28'0" towards the rear yard. The new rear façade would extend 10' 0" past the neighbor to the east and 3'5"

beyond the neighbor's façade to the west. The new rear façade would be clad in horizontal Hardi-plank siding and feature banked one-over-one double-hung windows and a single-leaf door leading to a rear deck at the ground floor. The two new secondary facades at the east and west would be clad in horizontal Hardi-plank as well. The rear façade would not be visible from the street.

### **Evaluation**

The project will enhance the appearance of the building in a manner that is more consistent with the character of the streetscape and historic district. The use of brick at the primary façade and the simplified details at the cornice, window sills and lintels, and one-over-one double-hung windows, read as contemporary while also relating well to materials and portions found at the variety of historic buildings present within the streetscape. The rear addition will not be visible from the street and the use of materials and fenestration is traditional, regular, and in keeping with other rear additions within the row and district.

However, whereas the new proposed brick detailing recalls and relates well to Queen-Anne Style homes within the district, the proposed six-panel door is not in keeping with this style, and therefore does not relate well to the redesigned façade. A single panel door with glass would relate better and be more appropriate.

### **Recommendation**

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