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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	504 C Street, NE	<input type="checkbox"/> Consent
		<input type="checkbox"/> Concept
Meeting Date:	January 26, 2017	<input type="checkbox"/> Alteration
Case Number:	17-122	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Jonathan Schmidt, with plans prepared by Ryan Amons, seeks concept review for the demolition of a building and construction of new three-story multiple dwelling building in the Capitol Hill Historic District.

Property Description

504 C Street, NE is one of three rowhouses constructed in 1981. The building dates from outside the period of significance for Capitol Hill Historic District and is therefore non-contributing.

This block of C Street is one of two that front the northern boundary of Stanton Park. There are a number of other non-contributing buildings on the blocks, including the two matching buildings at 502 and 500 C Street, a church at the corner of C Street and 6th Street built in 1990 and 404-412 C Street built in 1999. The historic homes with in the immediate vicinity date from the late 19th Century and are two and three-story brick rowhouses with projecting bays and decorative brick and stone work.

Proposal

The plans call for the complete removal of the existing building and the construction of a new three-story building approximately 44' 0" in height. The building would align with the front façade at the adjacent historic building at 510 and feature a 4' 0" projecting rectangular bay. The façade would be clad in a light colored brick with precast stone string courses of varied widths. The primary facade would have square-headed one-over-one double-hung windows with fixed transoms and a corbeled brick cornice. The two western-most bays would be recessed and feature open porches at each floor. The porches would be 3' 8" deep and feature metal railings and steel landings. The topmost porch would be open to the sky.

The new building would extend 40' 0" from the street; significantly less deep than 510 and 3' 0" deeper than 502. The rear façade would be clad in Hardi-Plank panel and feature banked one-over-one double-hung windows. A 6'0" portion of the rear yard would be excavation at the basement level. The remainder of the rear yard would retain its existing grade.

A hatch door at the roof would provide access to a roof deck and mechanical equipment. The hatch door, the roof deck and railing, and the HVAC units would not be visible from the street.

Evaluation

The proposal would bring a number of positive aspects to the streetscape, including the elimination of the curb cut and the presence of a large garage door facing the street, and the introduction of a new building aligning with the front facades of the historic buildings within the row.

The proposed scale of the new building respects the prevailing scale of the street, and is compatible with the context of the historic district. The use of brick at the primary façade is in keeping with both the historic and non-contributing buildings within the streetscape. Specifically, the rectangular bay, and decorative brick and cast stone details will relate well to the ornate brick and stone detailing at the late 19th century rowhouses within the streetscape. The proposed metal balconies are light in visual weight, secondary to the primary massing of the building's masonry projection, and contemporary without being foreign to the character of the historic district. The rear façade is simply designed with materials and fenestration that relates well to buildings within the district. The proposed roof deck and mechanical units at the roof will not be seen from the 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.