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## HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

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Landmark/District: **Capitol Hill Historic District**  
Address: **420 11<sup>th</sup> Street SE**  
ANC: **6B**

Meeting Date: **June 3, 2021**  
Case Number: **21-253**

☒ Agenda  
☐ Consent  
☒ Concept  
☒ Alteration  
☒ New Construction  
☐ Demolition  
☐ Subdivision

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Applicants Esther and Michael Konrad, with drawings by Vaclav Malek, seek concept review for construction of a two-story rear addition on a property located in the Capitol Hill Historic District.

### Property Description

The subject property is a two-story frame semi-detached house that appears in the Faeltz & Pratt 1874 Real Estate Directory as one in a row of three. 420 is the end unit, with the north elevation abutting Walker Court. The property is currently clad in stucco. In April 2019 several windows were replaced on the property without a building permit. The windows appear to be aluminum one-over-one double-hung sash on the front elevation and large undivided sash on the side elevation. The windows on the front elevation do not fit into the window openings and the window openings on the rear have been enlarged. At the rear, there is an existing two-story rear ell (dogleg) and one-story addition. Enforcement of the violation remains pending at the Office of Administrative Hearings (OAH).



*Front elevation of 420 11<sup>th</sup> St SE, detail of first story replacement window (photo date 10-09-2019)*



*North elevation along Walker Court SE (photo date 10-09-2019)*



*Rear elevation as seen from Walker Court SE (photo date 10-09-2019)*

### **Proposal**

The stucco would be removed from the main block and replaced with wood siding. The existing windows are proposed to be retained. A new entry door is proposed with a half lite over two vertical panels. On the side (north) elevation, there would be a ribbon of three small horizontal windows on the first floor and a large undivided lite window on the second story.

At the existing ell, two large undivided windows are proposed on the first floor and a horizontal window on the second story. The one-story addition would be demolished and replaced by a full-width two-story addition. The addition would have a roof deck with parapet walls that would match the tallest point of the main block's roofline. The addition would have two small windows at the raised basement story. The existing garden wall is proposed to be topped with horizontal wood slat fencing.

At the rear there would be a mechanical roll-up garage door. The rear elevation would have a small deck on the first floor, and a full-width deck on the second story. There would be large multi-pane windows with attached doors on each main story, and a spiral stair up to the roof deck, with open railings.

## **Evaluation**

### **Windows**

Under the D.C. Construction Code (12 DCMR § 105.2.5), a permit is required for the replacement of windows in historic landmarks or buildings within an historic district.

Per the DC Preservation Regulations, Chapter 23: Standards for Window Repair and Replacement (Window Standards), 2305.5 *Replacement windows shall be measured and installed to properly fit and fill historic window openings to match the historic exterior appearance. New window installations shall not result in an increase in the dimensions of the exterior framing or a diminution in the dimensions of glazing. Reducing the size of an historic window opening with trim, panels, or other materials is not permitted.* The windows installed on the front elevation do not fit into the window openings. This is most apparent on the first-story window where a section of coated aluminum sheeting is visible at the top of the window, decreasing the size of the opening. 2308.2 (e) *Alteration of window openings on principal facades is strongly discouraged, and shall generally require approval by the Board. For basement openings not prominently visible from a street or public open space, the HPO staff may approve alterations that do not compromise historic or architectural characteristics.*

The windows that were in situ prior to the 2019 window replacement were not the original windows. Based on the age of the building, the original windows would have likely been wood multi-pane windows. Six-over-six double-hung sash are most likely, although a two-over-two configuration could also have been possible- both with flat window casings. Per 2305.11 *If the existing windows in an historic building are not historic windows, replacement windows should be consistent with the historic window design if known, or should be consistent with the period of the building and compatible with its general historic character.* The existing windows that were installed without permit do not meet the Regulations. The windows should be replaced, with the required building permit being obtained, with either 6/6 or 2/2 wood windows consistent with the Preservation Regulations and the Board's Window Repair and Replacement Preservation and Design Guidelines.

### **Addition, Siding, Door**

The addition will be partly visible from 11<sup>th</sup> Street. Since the parapet walls are at the height of the highest point of the front roof, from which point it immediately slopes back, this addition may not appear to be subordinate to the main block. The parapet walls should be decreased in height or replaced to match the rear elevation railings to lighten the visual mass at the roof. Siding in an appropriate cladding material for the style and age of this building. However, the proposed replacement door is not in line with the Board's Door Repair and Replacement Preservation and Design Guidelines and should be revised.

## **Recommendation**

*The outstanding unpermitted windows should be addressed and corrected before new work is permitted. Once the windows have been corrected, the HPO recommends the Board find the project for a rear addition and alterations to be compatible with the Capitol Hill Historic District, with conditions that the parapet walls of the addition roof deck and the front door design be revised, and delegate final approval to staff*  
*Staff contact: Moira Nadal*