

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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	630 D Street, NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	September 18, 2014	<input checked="" type="checkbox"/> Alteration
Case Number:	14-448	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
	Sarah VanLandingham	<input type="checkbox"/> Subdivision

Applicants Richard Thorson and Lucy Brown, with plans prepared by architect Carl Holden, request concept review for a renovation and rear addition at 630 D St NE in the Capitol Hill Historic District.

Property Description

Constructed in 1909 as one of a set of seven matching houses out of a row of twenty, 630 D Street SE is a three-story porch-front brick rowhouse located in the middle of the block. The set was developed by the Kennedy Bros., Inc., a prolific Washington, DC builder, and designed by Alexander H. Sonnemann.

The house is currently in a state of disrepair and some of the original details have been altered including the front porch materials and front door.

Proposal

The plans for 630 D St NE include a façade restoration, rear addition, and interior renovation. The front porch concrete slab will be removed along with the wood columns and railing. These non-historic porch elements will be replaced to match the original design and materials, and the non-historic door will be replaced with a door and transom that more closely match the historic condition.

The original rear two-level sleeping porch will be removed to accommodate a small addition measuring 12' deep by 13' 7.5" wide from the basement level to the second floor.

The proposal calls for an interior renovation that includes removal of many partition walls and some load-bearing walls. The roof is to be penetrated for three skylights and a roof hatch and the deteriorated rear slate roof is to be removed and replaced with a synthetic rubber "slate" roof.

Evaluation

Although there is a fair amount of demolition called for in the plans, outward appearance and photographic evidence indicate that 630 D St. NE suffers from deterioration and requires substantial work to return it to its original quality. The applicants have worked closely with staff to reduce the amount of demolition of historic materials and the current plans call for retaining some important character-defining features such as the historic slate roof and five of the wood windows on the façade, as

well as returning other elements to their original appearance. The plan to restore the front porch and entrance will improve the look of the house and the continuity of the row.

Although many of the houses in this block retain their original rear sleeping porches in some form, the alley itself has been subject to many visible alterations including back decks, such that this change will not be detrimental to the overall landscape. The rear addition is modest in size and the design is reminiscent porch architecture. It will not be visible from D Street.

Recommendation

The HPO recommends that the Board find the concept consistent with the purposes of the preservation act and compatible with the Capitol Hill Historic District and delegate final approval to staff.