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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	650 C Street, NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	May 23, 2013	<input checked="" type="checkbox"/> Alteration
Case Number:	13-219	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Charles King, with drawings prepared by Mike Fowler, AIA, requests concept review for a rear addition to 650 C Street, NE in the Capitol Hill Historic District.

Property Description

Constructed in 1889, 650 C Street, NE is two-story, brick rowhouse with an existing two-story rear ell. A one story brick addition projects off the rear of the ell. Another addition, a one story frame structure, projects off the masonry addition. The property occupies a deep lot, but the depth of the house is shallower than that of the adjacent house at 652 C Street, which is set back considerably from the street, but extends the length of its lot.

Proposal

The proposal includes a two story addition at the rear of the ell that incorporates the first floor brick addition, but requires the removal of the frame addition. The new floor above the masonry addition will also be brick and the two-story addition will be clad in Hardi-plank. A projecting bay clad in Hardi-panel with three double-hung two-over-two windows is located on the second floor. Three ganged, two-over-two double-hung windows are located on the first floor beneath the bay. Single, two-over-two double hung windows are located to the rear of the addition on both the first and second floors. The addition extends the length of the house approximately 18'. The project also includes the addition of 30" deep window wells at the front of the house and new windows utilizing existing sealed masonry openings.

Evaluation

The new two-story addition is compatible with the character of the historic house and with the Capitol Hill Historic District in overall design, massing, materials, and fenestration. The addition is set-back from the side of the house establishing a subordinate relationship between the historic building and the new construction. The addition is the same height as the historic house, but because the ell is a few feet lower, and provides several feet of distance between the original building and the new construction, the addition does not alter the deferential relationship between the structures. The houses surrounding 650 C Street vary in the extent of their lot occupancy. The addition would be compatible in terms of lot occupancy to the adjacent house at 652 C Street, and because of its side setback, open space between 648 C Street and the property

is preserved. The east elevation of the project will be visible from 7th Street, NE, as are the additions of several neighboring C Street houses. The applicant has indicated they will choose an appropriate paint color to help mitigate visibility.

The existing masonry openings are just above grade and are currently well concealed by shrubbery. They are essentially hidden from view along C Street. Because of these conditions, the new window wells raise little visibility concerns.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff. As the construction drawings are prepared, the applicant should work with HPO to finalize the window wells details to insure they will not be visible.