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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>222 G Street NE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>March 24, 2016</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>16-260</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Paul Weishar</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Nantucket Holdings, with plans prepared by W+W Associates Architects, seeks concept review for the replacement of façade windows and the construction of a rear addition at 222 G Street, NE.

**Property Description**

Constructed in 1897, this two-story, two-bay, semi-detached rowhouse was one of a row of nine similar buildings erected by F.H. Duchay following the designs of architect Thomas Franklin Schneider. Well-versed in Capitol Hill construction, Schneider completed multiple projects in the Capitol Hill Historic District. The Queen Anne-style dwelling is located on the north side of G Street with an alley located directly to the west. Set on a partially exposed foundation, the façade (south elevation) of this masonry building has common-bond buff brickwork with a full-height projecting bay and oversized checkerboard brick cornice. Window and door openings, which hold non-original sash (blocked) and door, are defined by concrete lug sills and jack arches. The building is capped by a flat roof with a molded cornice across the façade. There are no openings on the west (side) elevation. There is an existing two-story rear ell, also with non-original windows and door.

**Proposal**

The plans call for the partial removal of the current two-story rear ell and the subsequent enclosure of the dogleg to form a two-story, full-width rear addition. The resultant addition will not project north beyond the current footprint and retains the west (side) elevation exterior brick wall; as such, the addition will not be visible from street view. The existing basement level will be lowered and expanded north to match the footprint of the upper stories. Veneered in brick, the rear (north) elevation will have a single-leaf glass door accompanied by two inoperable glass doors on the first story. A stair justified to the east side of the building will provide access to the door opening. The second story of the rear elevation will be pierced by a triple window opening while the basement window well will contain paired sash. All of the windows on the rear elevation will be 1/1, double-hung vinyl sash. The proposal calls for the installation of a flat roof extending off the main block along with an aluminum gutter system.

Further, the applicant has indicated the desire to replace all of the façade windows and door. The existing sash will be removed, along with the stucco blocking to restore the dimensions of the original window openings.

### **Evaluation**

The addition is compatible with the character of the historic rowhouse and with the Capitol Hill Historic District in overall design, massing, fenestration and materials. Although it will infill the dogleg of the original ell, this type of alteration is not uncommon on Capitol Hill and will not be visible from street view.

The windows currently installed on the façade are non-original and not compatible with the Capitol Hill Historic District. The removal of the existing sash, which are casements and include blocking which diminish the original openings, and replacement with 1/1, double-hung windows will positively affect the building's integrity of design, materials, and workmanship.

### **Recommendation**

*The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District and delegate further review to staff with the following recommendations:*

- *Drawings should be corrected to depict accurate dimensions.*
- *The applicant should coordinate with HPO on the specifications for the replacement windows and door, and the project drawings should be updated to reflect these selections.*