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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	316 G Street NE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	March 23, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	17-227	<input type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Ed and Lauren Hild, with plans prepared by Architect Jennifer Fowler, seek concept review for a three-story rear addition and one-story rooftop addition at a property in the Capitol Hill Historic District.

Property Description

The subject property is one of fifteen rowhouses fronting G Street, NE between 3rd and 4th Street, NE. All fifteen were originally owned and built by Joseph M. Carmody. Architect Arthur M. Poynton designed houses 302-318, and architect George S. Cooper designed the remainder of the block, 320-330.

316 G Street, NE is located at the northern-most boundary of the “Swampoodle” Capitol Hill Historic District extension, which was designated in 2015. The Capitol Hill Historic District was first designated in 1973 and subsequently the boundaries have been expanded three times; in 1976, 2003, and 2015. The most recent expansion included an additional four blocks, terminating just south of H Street, NE, between 2nd and 4th Street, NE. A total of 188 buildings were included in the extension, 170 considered contributing. The added buildings were almost exclusively residential with the majority being rowhouses from the late nineteenth and early twentieth centuries that are architecturally consistent with those found throughout the rest of Capitol Hill.

When discussing the significance of square 777, (the location of 316 G St., NE), the designation application reads:

Joseph M. Carmody, a D.C. builder and speculative developer, developed the remainder of the square fronting 3rd and 4th Streets and G Street, N.E. and filled it with two-story, two-bay dwellings that were examples of the Classical Revival style. Twenty-eight dwellings were constructed between 1907 and 1908 from five separate permits, utilizing two architects. Arthur M. Poynton is responsible for the dwellings constructed in 1907 (709-711 3rd Street, N.E., 701 3rd Street, N.E., and 302-318 G Street, N.E.) and his designs exemplify a more detailed interpretation of the Classical Revival style with influences of the Queen Anne style. The rows are set on raised lots that are accessed via steps leading to stoops with brick balusters. The rows are constructed of brick, with each dwelling set on a solid, raised

concrete foundation; both being faced with stretcher-bond brick on the façade. Continuous first-story sill courses span the dwellings. Prominent molded metal cornices complement the façade of each dwelling and are finished by modillions and frieze boards. Swag molding punctuates the frieze board of alternating dwellings. Further, alternating semicircular and rectangular openings pierce the second story of each façade. Soldier brick semicircular arches with a double keystone highlights the openings. All rectangular openings have concrete sills and stone lintels. Single-leaf openings are located in the easternmost bay of the G Street dwellings and the northernmost bay of the 3rd Street dwellings. Most have single-light, rectangular transoms with decorative concrete imposts and lintels. However, a semicircular transom with soldier brick and projecting rowlock brick semicircular arches with decorative concrete imposts and double concrete keystones mark 709 3rd Street, N.E., 306 and 314 G Street, N.E. Three-sided, canted bays extend from each façade and are pierced by rectangular openings holding double-hung windows. Concrete sills and stone lintels highlight the openings.

The rear façade has a two-bay wide wing, and is painted brick with one-over-one double-hung windows and single-leaf doors. A number of other houses within the row have filled in their dog-legs and built full-height two-story rear additions clad in stucco and various types of siding. These additions were built prior to 2015 before the extension's designation. There are three-story rowhouses built in 1988 located within the interior of the square outside the boundaries of the historic district. The rear elevations of these modern rowhouses face the rear elevations of the buildings on G Street. No other house on the block currently has a rooftop addition.

Proposal

The plans call for the demolition of the rear and west wing elevations and the construction of a full width rear addition extending approximately 4 feet towards the rear yard. The rear addition would be three stories in height and clad in brick with three banked one-over-one double-hung windows at the second and third floors. The ground floor would feature French doors flanked by side-lights with transoms. The plans also show the construction of a third floor addition at the roof. The addition would be clad in brick with French doors, side-lights and Azek panels at the street-facing elevation. The floor to ceiling heights at the interior of the rooftop addition would be 8'0" and the addition would be set back from the primary elevation 16'0". The rooftop addition would not be visible over the primary elevation.

Evaluation

The *Historic Preservation Guidelines for Additions to Historic Buildings* states "new additions should be compatible with the original building and the character of the neighborhood".¹ Even though the other additions within the block were built prior to HPRB's regulation of the extension, they share many similar characteristics, such as punched window openings and exterior cladding of either stucco or siding. The change in material from brick at the historic houses to either stucco or siding clearly differentiates the additions from the historic houses. HPRB has found brick cladding at exterior additions to be appropriate in the past in Capitol Hill, however, given the context of this alley, an exterior cladding of either stucco or siding would relate better to the alley scape and be more harmonious with the row. Similarly, the proposed banked three double-hung windows create a "one-bay" configuration at the rear, where

¹ Section 1.1 "Historic Preservation Guidelines for Additions to Historic Buildings".

historically the building had three bays of windows. A revised fenestration pattern to either two or three bays of windows would relate better to the existing house and to the other rear additions within the row.

The guidelines for additions discusses the importance of proportions when designing additions to historic buildings, reading; “The design of an addition should respect existing proportions of a building and those of neighboring buildings”.² The other rear additions in the block do not extend above the building’s historic two-story height, maintaining a uniform roofline when viewed from within the alley. The introduction of a three-story rear addition that extended onto the roof would break this uniformity and result in the project uniquely standing out within the context of the alley. This situation could be remedied by pulling the roof addition back from the rear elevation by several feet. By placing the rooftop addition away from both the primary and rear elevations, the historic two-story volume of the house would remain intact and the continuous rear roofline maintained.

The concept for a rear addition infilling the dog-leg is compatible. A number of buildings within the row have had their dog-leg filled in and the alterations to the rear would not alter important character-defining features of the row.

Recommendation

The HPO recommends that the Board find the concept to be compatible with the character of the historic district and delegate final approval to staff with the following revisions:

- *The cladding at the rear addition be revised to be either siding or stucco;*
- *The addition’s fenestration be revised to feature 2 or 3 bays of punched double-hung rectangular windows;*
- *The rooftop addition be pulled from the rear façade by at least four feet to respect the unified rear roofline in this row.*

² Section 5.1 “Historic Preservation Guidelines for Additions to Historic Buildings”.