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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	119 7th St SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	October 27, 2016	<input checked="" type="checkbox"/> Alteration
Case Number:	16-692	<input type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Eric Goetz with plans prepared by architect Jennifer Fowler seeks concept review for modifications to the primary façade, the construction of a third floor rooftop addition, and a three-story rear addition in the Capitol Hill Historic District.

Property Description

The subject property is one of a pair of two-story brick rowhouses built c.1960. The primary façade features six-over-six double-hung windows flanked by shutters, a dentiled brick cornice, fluted columns and a fan molding at the entrance door surround, and a paneled garage door. The rear of the property is not visible from any streets.

The building dates from outside the period of significance for Capitol Hill Historic District and is therefore non-contributing. The streetscape features a variety of buildings of different scales and historic styles; including a three-story brick apartment building, two and three story historic brick rowhouses, as well other non-contributing two-story buildings.

Proposal

The plans call for modifications to the primary façade, the construction of a third floor rooftop addition, and a three-story rear addition. The existing primary façade would be altered to feature a two-story rectangular projecting bay clad in Hardi-panels with an Azek cornice. The bay would project from the façade 4' 0" and feature a fixed single-light window flanked by single-light casement windows. The second and third floors would feature single-light casement windows with brick soldier coursed lintels. The entrance would be centered beneath the bay and redesigned to feature a single-leaf door with two side-lights. The existing garage door opening at the first floor would remain and the paneled garage door replaced with a flat horizontal paneled door.

The proposed third floor addition would be clad in painted brick aligning with the 7th Street façade and finished with an Azek cornice. The new roof would feature a cupola set back significantly from the rear and front facades that would not be visible from any streets.

The plans also call for the construction of a three-story rear addition spanning the entire width of the building and extending 11' 8" into the rear yard. The rear façade would be clad in a combination of Hardi-plank panels and siding. Sliding doors at one bay at the third floor would lead to a second floor roof deck. The rear fenestration would be regular pattern of single-light sliding doors, and awning and casement windows. The secondary side elevations would have a stucco finish.

Evaluation

The project will enhance the appearance of the building in a manner that is more consistent with its historic character of the streetscape and historic district. The use of brick at the primary façade at the rooftop addition and the simplified details at the rectangular bay, cornice and single-light windows read as contemporary while also relating well to proportions found in the variety of historic buildings present within the streetscape. The rear addition will not be visible from the street, and fenestration is traditional, regular, and in keeping with other rear additions within the row and district.

As the project continues to be developed, the materials and their detailing should be refined in consultation with HPO.

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 condition that the materials at the primary façade be revised.