

---

---

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

---

---

Landmark/District:	<b>Capitol Hill Historic District</b>	<input checked="" type="checkbox"/> Agenda
Address:	<b>120 4<sup>th</sup> Street NE</b>	<input type="checkbox"/> Consent
ANC:	<b>6C</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>July 30, 2020</b>	<input type="checkbox"/> New Construction
Case Number:	<b>20-328</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

---

---

Applicant Anjali Malik, with plans prepared by Cook Architecture, seeks concept review for a two-story rear addition on a property located in the Capitol Hill Historic District.

**Property Description**

120 4<sup>th</sup> Street, NE was built in 1933 by Maurice W. Bray. The two-story plus raised basement brick house has a one-story porch that wraps around to the south, as does the steeply pitched slate mansard roof. The southern side yard has a brick garden wall with a gate and affords views towards the rear yard and garage.

**Proposal**

At the front elevation, the metal porch railing is proposed to be replaced with a stacked brick balustrade with the handrail aligned to the top of the porch column bases. The first-story sliding window under the porch will be replaced with paired one-over-one windows based on the second story paired windows. The basement windows under the porch will be bricked in. The existing garden wall and side yard fence will be replaced with wood fencing. At the south elevation, some window openings will be bricked in and others enlarged. Stairs up to the porch will be removed and a basement entrance added. An existing two-story rear addition will be replaced with a full-width two-story plus basement addition clad in vertical wood siding.

**Evaluation**

Renderings from the architect show that the alterations to the south elevation fenestration as well as the rear addition are unlikely to be visible from 4<sup>th</sup> Street. The changes to the porch windows and balustrade are compatible with the architectural style and do not significantly impact any character-defining features.

**Recommendation**

*The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, and delegate final approval to staff.*

*Staff contact: Moira Nadal*