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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	121 7th Street, SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 24, 2019	<input checked="" type="checkbox"/> Alteration
Case Number:	19-078	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Danny Ly and Michael Silvestro, with plans prepared by architect Jennifer Flower, seek concept review for a three-story rear addition, a one-story rooftop addition, and alterations at the primary elevation, on a house in the Capitol Hill Historic District.

Property Description

121 7th Street SE is a two-story brick rowhouse constructed in 1961. The property currently features a ground floor garage door and driveway curb-cut. The property was constructed after the period of significance for the Capitol Hill Historic District (1791-1945) and is therefore non-contributing to the district.

The building was part of a matching pair with 119 7th Street. The Board approved modifications at 119 in 2016, including the construction of a three-story rear addition, a one-story rooftop addition, and alterations to the primary elevation, including the addition of an oriel bay window.¹ The modifications were also designed by the architect Jennifer Fowler.

The square features Browns Court, accessed from 6th Street and dead-ending at the rear of the property. The court is comprised of a mixture of two-story dwelling and one-story garages. 636 Browns Court is a partial two-story converted stable/carriage located directly behind 119 and 121 7th Street.

¹ 119 7th Street, SE (HPA#16-692, October 27, 2016)

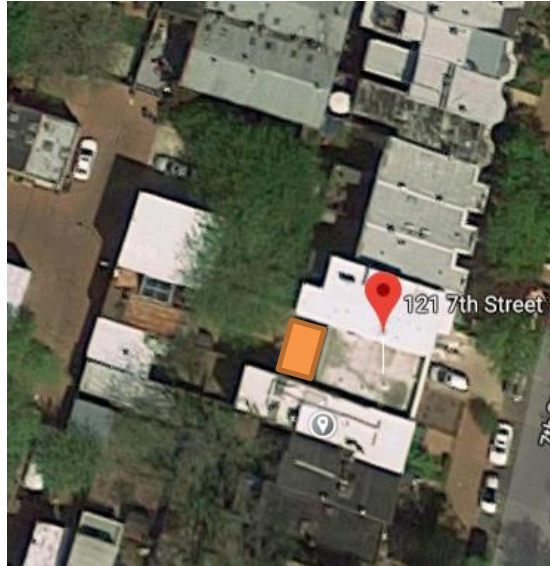


Photo take from Browns Court looking east towards rear of property

Proposal

The proposed alterations at the primary elevation would be similar in massing to those approved by the Board at 119 in 2016. The changes would include a third-floor addition aligning with the primary elevation. The existing cornice would be retained, and the new addition designed as a mansard roof, clad in a seamed metal and featuring a dormer. The dormer be clad in Azek trim and feature six single-light casement windows. The existing three window openings at the second floor would be slightly enlarged and one-over-one, double-hung windows with brick headers installed. The fenestration at the second floor would match that of the modified fenestration at the neighbor, 119. The ground floor entrance would be enlarged and redesigned to feature a single-leaf door flanked by side-lights. The existing ground floor garage opening would remain, and the paneled garage door replaced with a flat horizontal paneled door.

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 new rear elevation would align with the rear elevation at 119 and would not extend past the rear elevation at 125. The addition would be clad in Hardi-plank siding and feature multi-light aluminum casement windows and an enclosed screened-in porch at the third floor. The rear addition would not be seen from any streets but will likely be seen from the rear alley above the existing one-story garage.



footprint of proposed rear addition indicated in orange

Evaluation

The project will enhance the appearance of the building in a manner that is more consistent with the character of the streetscape and historic district. The proposed height and depth of the additions will align with the Board-approved alterations at 119 and will be similar in height and depth as other structures within the row.

The metal roof at the mansard-like rooftop addition will break up the massing at the building and read as contemporary while also relating to proportions found in the variety of historic buildings present within the streetscape. The modified fenestration pattern and new one-over-one double-hung windows will relate well to the completed alterations at 119. The rear addition will not be visible from the street, and materials and fenestration are traditional, regular, and in keeping with other rear additions within the row and district. While a portion of the rear addition will be seen from the rear alley, however, the lot is deep and the addition will be set back significantly from the face of the alley and seen over an existing building.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District, and delegate further review to staff.

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