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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 checked="" type="checkbox"/> Agenda
Address:	<b>146 13th Street, SE</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>March 26, 2015</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>15-127</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Sarah VanLandingham</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicants Hubert and Jennifer Schoemaker with plans prepared by Ali R. Honarkar seek concept review for a renovation and penthouse addition in the Capitol Hill Historic District.

**Property Description**

Built in 1903 as one of a set of six, 146 is a two-story plus raised basement brick bay-front rowhouse. The building occupies approximately 75% of the lot with only a small side and rear yard. It has a rear two-story porch that is enclosed on the second floor. Historic maps indicate that the porch was likely original and certainly dates from the period of significance. It has been significantly altered since its construction.

**Proposal**

The plans call for filling in the rear porch, changing the fenestration on the rear and north elevations, and adding a roof deck and penthouse. The rear porch would have stucco on the sides and substantial glazing in a modern design on the rear elevation.

The north elevation of the rear ell, facing the mirrored elevation of 144 13<sup>th</sup> St SE, will be re-clad in stucco from the end of the main block of the house to incorporate the porch. The fenestration would be changed significantly into a more modern arrangement.

A new roof deck would be added over part of the main block of the house with a large roof access structure/penthouse toward the rear of the building. The penthouse would be pulled in 9' from the rear of the building to create a rear roof balcony. Clad in blue-grey metal Rheinzink panels, the penthouse structure would measure approximately 22.5' and stretch the width of the building. It is set 43'9" back from the front of the house.

**Evaluation**

Enclosing an existing rear porch is a common alteration to historic houses and the mid-block location of this house ensures that this change will not fundamentally affect the perception of the building. The use of substantial glazing for the new rear wall is modern but refers to the historically light feeling of the porch.

The alterations to the North elevation cladding and fenestration will not be visible from public space and are not on the main block of the house.

The rooftop access penthouse is pulled off the main block of the house to eliminate visibility from 13<sup>th</sup> Street. Due to long sightlines across the intersection with Kentucky and Independence avenues, it is difficult to evaluate if the structure will be visible from vantage points in public space to the front of the building. A flagtest is necessary to confirm that the penthouse cannot be seen from these locations.

The penthouse is pulled in from the rear in order to make it subordinate to the main two-story mass. Despite this, it will still be visible from Independence Avenue through the alley behind the row (sheet 12). Views of a large structure in this location would alter the understanding of the row as consisting of two-story buildings, but because they are not of a primary elevation, there is less of an impact on the character of the historic district.

The Board has typically only approved third story rear additions on two-story buildings if they are off the main block of the house and not visible from public space. In a few instances, the Board has approved these types of projects if they are only minimally visible from public space. For this case, the staff seeks the Board's guidance on whether the visibility of this penthouse is compatible with the Capitol Hill Historic District.

### **Recommendation**

*The HPO recommends the Board find the concept of enclosing the porch and changing the side elevation to be compatible with the Historic District.*

*The HPO seeks the Board's guidance on whether the concept of the new penthouse is compatible with the Historic District.*