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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	205 C Street, NE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	June 25, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	15-304	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant 205 C Street NE, LLC with plans prepared by architect Philip Renfrow seeks concept review for a renovation and three-story addition and garage raze in the Capitol Hill Historic District.

Property Description

Built in the 1860s, the subject property is a 3-story flat front brick rowhouse. It has a rear 2-story ell added in multiple stages in the 20th century to a total of 36' beyond the main block. The entire building appears to date from the period of significance. The rear of the building is visible down the alley from 2nd Street.

A frame garage at the rear of the property has been covered with aluminum siding and does not retain its architectural integrity.

Proposal

The plans call for removing the existing 2-story rear ell and replacing it with a 3-story addition spanning the width of the lot but extending only 28' beyond the main block. Part of the rear wall would be recessed to maintain a sense of the historic dogleg. The rear elevation would be fiber cement board siding with wood casement windows. The indented portion would be clad in brick with punched double-hung one-over-one windows.

The plans also call for razing the existing garage to make room for open parking spaces. Renderings show a gate at the rear along the alley.

Evaluation

The Board has previously approved removing rear ells when this does not result a significant loss of historic material or a fundamental change in the understanding of the building. In this case, there is a substantial amount of demolition both within the retained main block as well as the removal of the large rear ell. Efforts should be made to reduce the total amount of demolition by reworking the interior layout so that more of the historic structure will remain while allowing for the new addition.

The proposed addition is subordinate to the historic main block in size and level of architectural detail. The rear elevation, although not out of place in the context of the new buildings around it, does not relate particularly well to the residential character of the historic district. Punched windows would be a more compatible choice. Given the visibility of this element from 2nd Street, the applicant should work with staff to modify the rear elevation so that it relates better to the historic house.

Razing the rear garage building does not raise preservation concerns as it has lost its architectural integrity and is not part of an intact alley-scape.

Recommendation

The HPO recommends the Board find the concept to be generally compatible with the Capitol Hill Historic District and direct the applicant to study retaining more of the historic structure and work with staff to refine the rear elevation.