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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	209 C Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	September 24, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	15-503	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant William Eskridge with plans prepared by architect Ricardo Hendi seeks concept review for a rear addition to a house in the Capitol Hill Historic District.

Property Description

The subject property was built in 1880 as a brick two-story bay-front freestanding house. A side addition filling in the space between 209 and 207 was built sometime between 1916 and 1928. The house is located between a six story apartment building to the east and a row of two-story rowhouses to the west.

Proposal

The plans call for adding a three-story rear addition that would extend as far back as the existing one-story rear addition and would fill the space from lot line to lot line. The addition would include a third floor level above the existing roofline at the rear accessed through a hidden bookshelf door on the second floor. It will be set back about 13' from the front property line.

The new rear elevation would feature French doors with Juliet balconies on both the second and third floors. On the first floor, two sets of double doors would open onto a rear landing and patio area. At the top floor facing the street are more French doors that appear as though they access the roof but no roof deck is shown in the plans. The addition will be clad in fiber cement board lap siding.

Evaluation

The addition is subordinate to the existing building and will have a limited impact on the historic fabric. Sightline studies indicate that the addition will not be visible from the street and this condition should be maintained as the plans are further developed. This includes any mechanical equipment located on the new roof.

The Board has typically asked that additions exceeding the height of the underlying building be distinguished in some way such as a change in plane or material. The architect has indicated that he is amenable to this modification and will work with staff on a solution. If a roof deck is proposed, it should be pulled back from the front so that the railing is not visible from C Street.

A note on the plans indicates “cladding repair/replacement/improvement with painted fiberboard panel. . .” for the existing side addition. While the Board has found fiber cement board to be acceptable for non-visible elevations or new construction, it has typically not found it appropriate as a replacement material for wood siding on visible area of historic buildings. The plans should be revised to specify wood siding as the replacement material for the side addition.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district provided the addition and any roof appurtenances are not visible from public space and delegate final approval to staff.