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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	310 4th Street SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	May 28, 2020	<input type="checkbox"/> New Construction
Case Number:	20-305	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Caroline and David Stute seek concept review for construction of a rooftop addition to a property located in the Capitol Hill Historic District.

Property Description

The two-story plus raised basement brick rowhouse was designed by P. N. Dwyer for J. C. Block and built in 1889 as one of two. The property is visible from both 4th Street and North Carolina Avenue.

Proposal

The roof addition would be set back ten feet from the front, with the first four and a half feet slanting back. At the front of the addition would be skylights and at the rear a small balcony. Existing mechanical equipment would be relocated to the new roof and set back more than thirty feet. The roof addition would clad in standing-seam metal.



310 4th St SE indicated with an arrow

Evaluation

There were concerns about visibility from the North Carolina Avenue viewpoints, so a lumber mock-up was erected and spray-painted neon orange so as to be easily distinguished. The mock-up was not visible along the 4th Street or North Carolina Avenue rights-of-way.



Views toward 310 4th Street from North Carolina Avenue

Recommendation

The HPO recommends the Board find the concept plans to be compatible with the Capitol Hill historic district, on the condition that the rooftop addition is not visible from the 4th Street or North Carolina Avenue rights-of-way, and delegate final approval to staff.

Staff contact: Moira Nadal