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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 type="checkbox"/> Agenda
Address:	<b>310 4<sup>th</sup> Street SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>September 22, 2016</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>16-468</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Gabriela Gutowski</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicants David and Caroline Stute, with plans prepared by architect Jennifer Fowler, seeks concept review for a two-story rear addition with cellar in the Capitol Hill Historic District.

### **Property Description**

The subject property is one of a pair of brick rowhouses designed by P.N. Dwyer and built in 1889. It is a two-story structure featuring one-over-one double-hung windows with concrete sills and single-course rowlock brick segmental arches, a bracketed cornice, cast-iron stoop and stair, and a sloped flat roof at the west (primary) façade. The east (rear) façade is brick and has segmental arch window openings with square-headed two-over-two double hung windows and features an ell wing extension. The rear façade is not visible from a public thoroughfare.

The sister building (308 4<sup>th</sup> Street, SE) aligns with the existing rear façade at 310 and also features an ell rear extension.

### **Proposal**

The plans call for the removal of the rear east and south walls and the construction of a two-story addition with a cellar. The addition would span the full width of the building, extend back 18.5 feet, and continue the existing roofline. The rear façade at the addition would feature three one-over-one double-hung windows at the second floor and paired doors at the first floor flanked by single-light casement windows, a cement fiber soffit and raised PVC panels. The north and south facades at the addition would be clad in Hardi-plank siding.

### **Evaluation**

The proposal is compatible with the character of the house and the historic district. The addition is subordinate in size to the original house and will not be visible from the street. The rear fenestration is traditional and appropriate for the house and historic district.

### **Recommendation**

*The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District and delegate final approval to staff.*