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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	400 3rd Street SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input type="checkbox"/> Alteration
Meeting Date:	December 19, 2019	<input checked="" type="checkbox"/> New Construction
Case Number:	20-050	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Angela Mizeur and Sandip Mehta, with plans prepared by architect Michael Fowler, seek concept review for construction of a two-story carriage house on a property located in the Capitol Hill Historic District.

Property Description

400 3rd Street, SE, built in 1978, is non-contributing to the historic district. It is the corner lot of a matching row of eight houses along 3rd Street, with another three on D Street. The two sections are separated by a parking lot accessed from D Street. The houses are all three stories and built in brick. The row has a repeating pattern of taller building with a small second story angled oriel next to a shorter building with a mansard on the third floor and two dormers. 400 has an additional oriel on the side elevation along D Street. At the rear of the property is an unenclosed parking spot behind the fenced-in yard.



Views of 400 3rd Street and the adjacent portions of the matching rows

Proposal

There are no changes proposed to the existing building. The proposed two-story carriage house would be brick on all sides and measure 24'-8" feet deep and 18'-4" feet wide, with a height of

20 feet. The east (alley) elevation would have a single garage door opening on the first story under three double-hung windows on the second. These openings would all have simple soldier course headers. The north elevation (along D Street) would have a single pedestrian door on the first story and an oriel on the second. The west (yard) elevation would have a pedestrian door and smaller double-hung window on the first story and three double-hung windows on the second. These openings would all have simple soldier course headers. The south elevation would be blank except for a blind six-inch-deep recess under a soldier course header on the first story.

Evaluation

The proposed building is within the 20-foot height limit usually held by the Board when evaluating two-story carriage houses and second-story additions on garages. The design is compatible with the materials and scale of the houses in this matching row, carrying those design elements across the opening in the streetwall resulting from the side yards and parking lot, and partially infilling that void.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, and delegate final approval to staff.

Staff contact: Moira Nadal