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

Landmark/District: **Capitol Hill Historic District** (x) Agenda
Address: **407 A 4th Street SE**

Meeting Date: **March 23, 2017**
Case Number: **17-176** (x) Addition

Staff Reviewer: **Michael Robb** (x) Concept

The applicant, Blue Star, and property owner, Kim Ball, request concept review of a project to construct a three story addition to the rear and roof to the two story row home at 407A 4th Street SE.

Property Description

407A is two-story, two-bay, painted brick row house constructed in 1916 by S. J. Brinkley. The house is one in a group of four identical houses built by Brinkley.

The block is characterized by varying heights, setbacks, building types, and a mix of contributing and non-contributing structures as well as back yards, rather than alleys. On the west side of 4th Street are three and four story rowhouses with a variety of setbacks from the street. The east side is bookended by modest two-story contributing structures on the north corner and taller, three story contributing structures at the south corner. The central portion of the east side of the block is dominated by modest non-contributing apartments from the 1960s.

Proposal

This project proposes a rear addition to extend 12 feet and three stories from the existing structure. The new third story will add an additional 7 feet in height for the third story and 2' 8" for the roof top mechanical unit for a total added height of 9' 8". There is also a roof deck proposed on the front of the existing roof with a 36" railing that will be approximately half a foot taller than the parapet wall.

Evaluation

The primary compatibility issue raised by the proposal is the visibility of the roof addition. A recent flag test, conducted with the flags two feet closer to the front elevation than is currently proposed, indicated that the rooftop addition would not be visible from within 4th Street and would be minimally visible from the corner of 4th and A. The addition proposed to the rear appears to be compatible in massing and scale. However, any roof top addition must not be visible from the street.

Recommendation

Staff recommends that the Board find the concept for additions to be compatible with the character of the historic district, and delegate final approval to staff contingent on:

- 1) A second field test is conducted with the current plans to confirm that the roof addition is not visible over the top of the building from street view and;*
- 2) The added length of the rear addition does not extend beyond the footprint of 329 D Street.*