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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>412 7<sup>th</sup> St NE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>February 26, 2015</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>15-199</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Sarah VanLandingham</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Nantucket Holdings with plans prepared by architect Gayll Worsley seeks concept review to enclose a rear porch and alter windows on a side bay.

**Property Description**

Built in 1914 by the Kennedy Brothers as one of a set of seven, 412 7<sup>th</sup> St NE is a corner house bordered on the side by Lexington Place. It is a two-story brick porch-front house with a mansard roof. The original rear porch has been previously enclosed on the first floor but remains open on the second. In this block, many of the other houses have had their rear porches enclosed over the years displaying a variety of styles, materials, and conditions.

A two-story side bay features an unusual window configuration. One-over-one windows are located on the sides of the bay but there is only one small fixed window in the center of the first floor and no windows in the center of the second floor.

**Proposal**

The plans call for enclosing the rear porch on the second floor and cladding the entire former porch in fiber cement board siding. Multiple one-over-one double-hung windows reflect the vocabulary of a porch. The footprint will remain the same as it is now.

On the side bay, the lower window would be extended to accommodate a one-over-one double-hung window of the same height as the ones on the side. A matching window would be installed above it on the second floor.

**Evaluation**

Enclosing a rear porch is a relatively common alteration for houses in Capitol Hill—especially of this vintage. The proposed fenestration reinforces the idea that this was a porch and the use of the lighter and contrasting material of siding identifies this as a subordinate addition. Although the existing bay fenestration is likely original, this elevation is not as designed as the front and altering it will not diminish the character of the building.

There is a fair amount of interior demolition proposed, especially for the second floor, and the applicant should work with HPO staff to reduce this to extent necessary and make sure the threshold for demolition is not met.

**Recommendation**

*The HPO recommends that the Board find the concept compatible with the Capitol Hill historic district and delegate final approval to staff.*