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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 checked="" type="checkbox"/> Agenda
Address:	<b>417 4<sup>th</sup> Street, SE</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>December 15, 2016</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>17-076</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Gabriela Gutowski</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Hatem Hatem, with plans prepared by architect Erik Hoffland, seeks concept review for a three-story rear addition in the Capitol Hill Historic District.

**Property Description**

417 and 419 both appear on the 1857 Boschke Map, indicating that their date of construction predates 1857. It is likely that at the time of construction the two brick Greek Revival style homes closely resembled each other. 417 has since been altered with the construction of a recessed full-height brick side addition, an enclosed entrance vestibule, and increased height at the primary façade with enlarged one-over-one double-hung windows. The rear façade currently features two extensions, two and one stories in height; it is minimally visible looking northeast from E Street, SE and looking east from 3<sup>rd</sup> Street, SE over the St. Peters School's playing fields.

**Proposal**

The plans show modifications at the primary and rear facades and roof. At the primary façade, the proposal is to install six-over-six double-hung wood windows at the first and second floors and nine-light wood casement windows at the third floor, topped by a simply profiled cornice. The entrance vestibule would be removed and a four-panel wood entrance door installed with a profiled wood surround. Both rear additions would be removed and a full width, three-story addition clad in stucco constructed. The rear addition would extend 20'-4" and align with the HPRB approved rear addition at the neighbor, 419. A single bay at the third floor would be recessed with doors leading to a deck. There would also be a deck at the second floor extending 7'-0". The plans additionally show modifications to the roofline. The roof currently slopes away from 4<sup>th</sup> Street with a maximum ceiling height of 7'-11" at the interior of the third floor. The plans show increasing the roof height and modifying the pitch in order to create a floor to ceiling height of 8'-0" at the third floor. The modified pitch and roof height would not be visible from 4<sup>th</sup> Street, SE.

**Evaluation**

The removal of the entrance vestibule and the installation of six-over-six double-hung and nine-light casement windows, a simply designed cornice and door surround will enhance the building's Greek Revival style and return it closer to its historic appearance. The proposed

alterations to the roofline will not be discernable from the street and would affect a roof form that has already been altered from its historic appearance. The removal of the existing rear extension and the construction of additions will not damage or destroy significant architectural features at the rear façade and roof. The addition is subordinate in size to the original house and extends a comparable distance into the rear yard as other extensions within the row. The proposed materials and fenestration at the rear façade are simply designed and appropriate for the house and historic district. Although the proposed rear addition will be visible, it will be seen from a great distance from limited vantage points in combination with other rear extrusions. Based on these findings, the proposal is compatible with the character of the house and the 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.*