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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>434 4<sup>th</sup> Street, NE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>September 28, 2017</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>17-577</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Gabriela Gutowski</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owner Staci B. Walkes, with plans prepared by architect Michael E. Burns, seeks concept review for a rooftop and side addition on a rowhouse in the Capitol Hill Historic District.

**Property Description**

434 4<sup>th</sup> Street is one of two brick rowhouses designed by E.S. Kennedy and built in 1893 by Kennedy & Davis. The primary elevation features a rectangular projecting bay with one-over-one double-hung windows, rusticated brownstone string-courses, and an elaborate corbeled brick cornice. The building appears similar to the other eight bay-fronted brick houses within the row. All nine rowhouses in the block retain their dog-legs and currently no have rooftop additions

**Proposal**

The plans call for the construction of an 8'0" tall one-story "L" shaped rooftop addition consisting of a stair, bathroom and kitchenette. The stair portion of the addition would be set back from the rear elevation 7' 8" and feature a one-over-one double-hung window. Paired doors set back 17'8" from the rear elevation would lead to a rear deck enclosed by a 42" tall railing. The rooftop addition would be clad in Hardi-plank siding and would not be seen from any public streets. The proposal additionally includes enclosing the dog-leg with a side-addition. The stairs leading to the roof would be located within the side addition. The rear elevation would be clad in brick and feature a one-over-one, double-hung window and a single leaf entrance door. The existing wing wall would be enclosed in the stair and not demolished.

**Evaluation**

The proposed rooftop addition will not be visible or alter the form of the roof as seen from the street. Although there are no other rooftop additions within the block, the addition would be a modest increase in total size of the house and does not overwhelm the historic building. Locating the stairs to the roof within the enclosed side court results in a smaller rooftop addition. The project would be improved if the stair was inset a few feet to retain the memory of the dog-leg, however, this may not be feasible given the building plan.

**Recommendation**

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