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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>501 C Street, NE</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>June 22, 2017</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>17-427</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 MGM Public Police, LLC, with plans prepared by architect Michael Marshall of Marshall Moya Design, seeks concept review for alterations and a rear addition.

**Property Description**

501 C Street, NE is a large, detached three-story Italianate style house built c. 1876. The property fronts Stanton Park at the corner of C Street and 5<sup>th</sup> Street, NE. The building has characteristics Italianate detailing including two-over-two double-hung windows, decorative brick lintels, a bracketed cornice, and a hipped roof capped by a cupola. A one-story brick addition and garage were constructed at the rear of the property fronting 5<sup>th</sup> St. in the 1920s (223 and 221 5<sup>th</sup> Street, NE). The base of the house was altered in the early or mid-20<sup>th</sup> century by the construction of a continuous storefront for a restaurant at the ground floor. The storefront has since been removed, but the ground floor remains altered from its historic appearance and features modified window openings and a ground floor entrance. The garage on 5<sup>th</sup> St. was also removed and a storefront infill installed in its place. Photographs from the 1950s indicate that the primary elevation entrance and windows have also been altered.

**Proposal**

The scope of work includes restoration and rehabilitation of the primary house based on analysis of the building and examination of the 1950s photograph. The height of the primary entrance on C Street would be restored, the decorative bracketed entrance canopy would be replicated, and a single-leaf entrance door and glazed transom reinstalled. Modified window openings on the ground floor be restored to their original sizes, decorative brick lintels recreated, and new two-over-two wood windows installed; the entrance at the ground floor would also be removed. Windows on the upper floors and within the cupola would also be replaced to replicate their historic appearance.

On 5<sup>th</sup> Street, the commercial storefront on the one-story additions would be removed and tri-partite windows installed along with pilasters and a new stucco finish. A new recessed ground floor entrance would be introduced between the original house and the rear extensions. At the roof of the rear extensions, a wood trellis would be erected extending approximately 5' 0" above the existing 3' 5" brick parapet.

An addition would be constructed on the rear of the house extending 5' 11" feet. The addition would be set back from the 5<sup>th</sup> Street elevation and be clad in glass and metal. A stucco clad elevator shaft would be constructed behind the proposed rear addition, extending an additional 7' 11", and set back 30' 4" from the 5<sup>th</sup> Street elevation. The rear extensions would be visible from 5<sup>th</sup> Street but due to their setbacks, would not be visible C Street or Stanton Park.

The public space yard around the property, currently paved on 5<sup>th</sup> Street (and which has been used by past occupants for vehicular parking), would be improved by the removal of paving and installation of landscaping. A new evergreen hedge would be installed at the perimeter of the property. The existing brick paved pathways on C Street would remain and new brick stepping pavers installed along 5<sup>th</sup> Street along the side of the house. Permeable pavers are proposed at 5<sup>th</sup> Street in front of the one-story extension.

### **Evaluation**

This building has a history of adaptive reuse from residential to various commercial uses, and the proposed changes will continue in that tradition in a sensitive manner. The scope of rehabilitation and restoration are consistent with preservation standards and will enhance this prominent building's historic character. Although the one-story rear additions were constructed during the period of significance for the Capitol Hill Historic District, they have been altered and neither retains significant architectural features. The new recessed entrance at the 5<sup>th</sup> Street elevation would create a visible hyphen between the original three-story Italianate building and the later one-story additions. The difference between the structures would be supported by the change in material from brick at the house to stucco at the extension.

The proposed new window openings, pilasters, and pergola at the rear extensions create a symmetrical composition that relates to the symmetry at the original house. The two-over-two tripartite double-hung windows at the ground floor recall historic two-over-two windows at the original house.

Locating the elevator shaft at the rear of the building and outside of the building itself will limit the amount of interior demolition within the historic building and preserve the form of its distinctive hipped roof. The location of the elevator shaft is set back significantly from the street and the lightly colored plain stucco finish will blend in with the historic building and not call undue attention to itself when seen from the street. The glass clad rear addition is modest in scale and will clearly read as a modern insertion.

The wood pergola will be visible from street view, but will be located at the rear of the property on the roof of the altered one-story extensions. It will read as a secondary to the original house and is compatible with the character of a rear garden for a large, detached Italianate house. The elimination of paving within the public space and introduction of grass and landscape will enhance the public space and the historic setting of the house. The use of pervious pavers in the public space – intended to allow a location for vehicular drop off – should be eliminated, as parking and vehicular use of public space is not consistent with public space regulations or the treatment of public space in the Capitol Hill 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.*

