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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	501 C Street, NE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	July 27, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	17-427	<input type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input checked="" type="checkbox"/> Subdivision

Owner MGM Public Policy, LLC, with plans prepared by architect Michael Marshall of Marshall Moya Design, seeks on-going concept review for alterations, a rear addition, and combination of lots.

When presented to the Board in June, the plans called for restoration and rehabilitation of the primary house, construction of a metal and glass addition at the rear of the house extending 5' 11" feet and a stucco clad elevator addition extending an additional 7' 11". New tri-partite windows, pilasters, a stucco finish, and a wood trellis was proposed at the one-story portion of the building facing 5th Street. The Board found the preservation aspects of the proposal to be consistent with the purposes of the preservation act, however, asked the applicant to locate the proposed elevator within the interior of the building if feasible or reduce the height of the exterior elevator shaft from three to two stories; reduce the size of the proposed roof terrace; pull the proposed pergola away from the 5th Street elevation; and simplify the design of 5th Street elevation.

Revised Proposal

The revised proposal eliminates the wood pergola and roof deck. The elevator would be installed inside the building in place of the existing stairs. As recommended by several Board members, new stairs would be constructed to the rear of the building, extending 8' 6" and encased in metal and glass cladding. The existing rear elevation would be seen through the glass stair enclosure, and the plans show the removal of windows and installation of brick infill. A recessed panel has been added to the parapet at the one-story portion of the building and the ground floor cornice is shown extending over the new ground floor entrance. The proposal also includes the combination of lots 16 and 802 into a single lot.

Evaluation

Located the elevator within the interior of the building simplifies the form and reduces the size of the rear addition, and the elevator's new location will result in very limited interior demolition within the historic building. The exterior stair addition at the rear is modest in scale and set back significantly from the street; its glass cladding will clearly read as a modern insertion and will be lighter in visual weight than the solid stucco elevator shaft. However, the visual benefits of seeing the rear elevation through the glass stair enclosure is nullified by the removal of the historic windows and decorative lintels. If the new interior plan requires these windows to be removed, the lintels should remain and

new recessed brick infill installed to retain the composition of the elevation and retain the memory of the fenestration.

Removing the wood trellis and related plantings from the roof of the one-story portion of the building visually simplifies the 5th Street elevation. As a minor detail, it is recommended that the cornice not be extended above the ground floor entrance to retain the sense of a “hyphen” between the 1876 building and later 20th century addition.

The existing lot line cuts north-south down the center of the primary building and through the center of the rear additions. Combining the two lots will have no appreciable effect on the character of the property or the historic district, and will unite two lots that have long operated as a single property.

Recommendation

The HPO recommends the Board find the concept plans for alteration and subdivision to be compatible with the Capitol Hill Historic District, and delegate final approval to staff with the following modifications:

- that the existing rear windows be retained if possible, or recessed brick installed in place of the window sashes;*
- that the cornice not extend over the ground floor entrance at the 5th Street elevation.*