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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	516 3rd Street, NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	May 25, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	17-397	<input type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Heather Howard, with plans prepared by Architect Gayll Worsley, seeks concept review for a two-story rear addition, creation of a new basement entrance, and the demolition of a garage at a property in the Capitol Hill Historic District.

Property Description

The subject property is one of five rowhouses built by D.B. Groff in 1892 and designed by the Architect J. G. Germuiller. The primary elevation is brick and features a half-hexagon bay with a decorative corbeled brick cornice and window lintels. A non-historic metal stair and stoop leads to the first floor entrance. The rear elevation is also brick and features a two-bay wide dog-leg extension and covered wood porch at the first floor. A number of other buildings with the row feature extensions at their dog-leg. The neighbor directly adjacent (518) features a full-width rear extension.

A free-standing one-story brick garage with wood doors is located at the rear of the property. Of the sixteen rowhouses fronting this block of 3rd Street, four feature one-story garages at their rears. The alley is “U” shaped and seven rowhouses constructed in 1987 occupy the interior of the square. Neither the rear of the building nor the garage can be seen from the street.

Proposal

The plans call for the construction of a two-bay wide addition only at the dog-leg portion of the rear, extending 6’ 0” towards the rear yard. A wood deck would extend from the first floor an additional 9’ 0”. The addition would be clad in Hardi-plank siding and feature one-one-over double-hung windows at the second floor and sliding doors at the first floor.

The plans additionally show the creation of a new basement entry at the primary elevation beneath the entrance stoop landing. The new entry would be accessed by new stairs running perpendicular to the building’s elevation and parallel to existing stoop stairs. The applicant also plans to install a new metal stoop and stair replicating the historic stoop and stair located at another house within the row, and to replace the existing concrete walkway with brick pavers.

The existing garage at the rear would be demolished and replaced with an 8' 0" tall metal roll-down gate.

Evaluation

The proposal will not eliminate the dog-leg at the rear, will not be visible from the street, and will extend 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. Based on these findings, the proposed rear addition is compatible with the character of the house and the historic district.

The new metal stoop and stair will restore a missing historic feature to the building and return it closer to its historic appearance. The proposed new basement entrance will be discreetly located beneath the stoop and will be visually subordinate to the porch and main entrance. However, historically the walkway historically was paved with concrete and should be replaced in concrete to match the existing.

The garage likely pre-dates 1949. However the particular context of this alley is not typical to the Capitol Hill Historic District. The wide "u" shape of the alley, presence of modern infill buildings at the center of the square, and the unusually shallow lots and lack of garages at the block facing F Street, all contribute to a unique alley condition. Demolishing the garage would not further detract from the alley or erode an intact alley-scape.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District and delegate final approval to staff with the following changes;

- the applicant work with staff to ensure that the location of the gas meter conforms with HPO design guidelines for new utility meters;*
- the entry walkway be paved in concrete in lieu of brick*