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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	622 C Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	September 28, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	17-513	<input type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Utka Aslanturk, with plans prepared by architect Jennifer Fowler, seeks concept review for replacement non-historic entry stairs and construction of a two-story rear addition on a rowhouse in the Capitol Hill Historic District.

Property Description

622 C Street was built and designed by B. W. Carpenter in 1886. It is one of a row of six brick three-story plus basement rowhouses featuring shallow projecting rectangular bays, ornate brick corbeled cornices, and decorative brick stringcourses. The front entry is currently accessed by a non-historic metal stair with a straight-run. Currently the property does not have a retaining wall at the sidewalk, but the other five rowhouses in the row have brick retaining walls approximately 3'0" tall. The rear elevation is also brick with an overhanging roof supported by three brackets. The building has no dog-leg. Both adjacent neighbors have one-story rear additions. Several other rowhouses within the block have two-story rear additions.

Proposal

The proposal includes the removal of the non-historic stairs at the front elevation. In their place, the plans call for a 3'2" high brick retaining wall with concrete stairs off set to the left of the entrance door. Stepping stones would lead to a straight run metal stair at the first-floor entrance. A set of stairs would descend to a new basement entrance. A light well would be installed at the basement window.

The plans additionally call for the demolition of the rear elevation and deck and construction of a two-story rear addition extending approximately 10' towards the rear yard. The addition would align with the first-floor extension at the neighbor, 624, and extend less than the first-floor extension at 620. The rear elevation would be clad in Hardi-plank siding and feature banked one-over-one, double-hung windows. A roof-deck would be installed set back 17' 0" from the front elevation and 3' 6" from the rear elevation. The railing would not be seen from C Street.

Evaluation

All of the original cast-iron stairs with the row have been lost with the exception of 628. The remainder of the buildings in the row either have ground floor entrances or non-historic stairs. Introducing a brick retaining wall and raising the grade within public space will unify the row visually. Although the proposed replacement stairs are not an exact replica of the historic stairs at 628, the offset landing, simply designed open metal pickets, and painted black finish is compatible and will relate well to other replacement stairs within the row and district. The proposed rear addition will be comparable in height and depth to other rear additions within the row and will not be seen from any streets. The proposed Hardi-plank siding and one-over-one double-hung windows at the rear addition are consistent with other rear additions within the district. The proposed rooftop railing and deck will be located at the rear of the roof and not seen from any public streets.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District, delegate final approval to staff with the condition that the applicant continue to work on the details within public space.