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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	810 C St NE	<input type="checkbox"/> Consent
ANC:	6A	<input checked="" type="checkbox"/> Concept
		<input type="checkbox"/> Alteration
Meeting Date:	September 30, 2021	<input checked="" type="checkbox"/> New Construction
Case Number:	21-416	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Schmidt Development seeks concept review for demolition of a non-contributing building and construction of a two-story with raised basement building on a property located in the Capitol Hill Historic District.

Property Description

810 C St NE is a two-story flat front brick building constructed in 1950 for Irvin Robinson. It is flanked by a matching non-contributing building to the east and a two-story with raised basement contributing building to the west.



Contextual view of 810 C Street NE, location of property indicated with arrow

Proposal

The existing non-contributing building would be replaced with a two-story with raised basement brick row house with a projecting bay. At 30'6" tall, it would match the height of the taller neighboring building. The building would be fifty-two feet deep. The bay would have two windows at the front on all three levels and the main entry would have paired half lite over two vertical panel doors under a large transom window. The metal stairs would be offset to the side to accommodate a basement entrance. There would be belt courses of precast bands that align with the bottom sill of the windows on the upper two stories. The windows would also have precast lintels. The cornice would have corbeled brick detailing. The rear elevation would be clad in lap siding and have large paired windows on the second story. At the first story there would be three large ganged windows, two separate entry doors, and a deck. The side

elevation to the east will be visible over the two-story noncontributing building and so will be brick for the first forty-two feet back and then siding for the rear ten feet. At the rear of the property would be two parking pads.

Evaluation

The building emulates the traditional form of many DC rowhouses, including the neighboring property to the west. This design is very similar to a previously approved concept at 820 C St SE (HPA 12-615). However, here the basement reads as much higher than in that design, where the windows are partially below ground with an areaway. Here, the proposed basement level reads as the first floor more than a raised basement. At 820 there is also an off-center entry, but with the stairs are wider and have less of a run due to the basement being lower. Entry stairs would traditionally be centered on the front door. The proposed basement entrance could be modified to accommodate both widening and centering the entry steps. The details of the stairs should be further developed in consultation with staff either way.

Recommendation

The HPO recommends the Board find the project to be generally compatible with the Capitol Hill Historic District, on the condition that the basement level be lowered 24" and revisions made to improve the compatibility of the entry stairs, and delegate final approval to staff.

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