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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	913 East Capitol Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	April 27, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	17-299	<input type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Greg and Melissa Smith, with plans prepared by architect Michael E. Burns, seek concept review for a two-story rear addition in the Capitol Hill Historic District.

Property Description

913 East Capitol Street, SE was built c.1874 and is three-bay wide, two-story tall house with a side-gable standing seam metal roof. The roof features a gabled dormer, also clad in standing seam, with a six-over-six double-hung window. The primary elevation is clad in wood siding and features four-over-six and six-over-six double-hung windows, and a bracketed wood cornice and door surround.

The rear elevation currently features a one-story rear extension with an open interior court. The rear addition is clad in stucco and features an exterior brick chimney. The gable roof at the rear is also clad in standing seam metal and features a gabled dormer with a double-hung window. The second floor at the rear is clad in wood siding and features six-over-six double-hung windows. The existing rear addition is visible when looking west from 10th Street.

The alley entrance is on 10th Street and terminates at the rear of 915 East Capitol Street at a two-story canted-wall brick tin shop built in 1893¹. The two-story tin shop almost completely blocks the rear of the building from view.

The adjacent neighbor, 915, also dates from c. 1874 and is two-stories tall. The remaining buildings within the row date from the late 19th century and are three-stories tall.

Proposal

The plans call for the construction of a two-story rear addition over the existing one-story addition. The addition would conform to the existing addition's footprint and not extend any farther into the rear yard. The interior courtyard at the ground floor would become interior living space. The new rear elevation would be clad in Hardi-plank siding and feature French doors at

¹ Based on HPO's alley building survey, the only other 19th century tin shop known to remain extant is located in the Blagden Alley/Naylor Court Historic District.

the ground floor, in-swinging French doors at the second floor with Juliette balconies, and double-hung windows at the third floor. The existing exterior chimney at the ground floor would be extended up and incorporate into the new addition. The new roof would be flat and at a lower height than the existing gable roof ridge. The rear elevation would feature a faux mansard roof clad in standing seam metal. The roof at the addition would feature mechanical equipment which would be concealed from view by the faux mansard.

Evaluation

The proposed rear addition will not extend past the existing addition's footprint, and therefore will not eliminate additional greenspace within the yard. The height of the proposed addition will be lower than the peak of the existing ridge-line, maintaining this significant architectural feature and allowing the rear extension to read clearly as a volume added over time. The proposed materials and fenestration at the rear façade are simply designed and appropriate for the house and historic district. The faux mansard roof successfully screens the mechanical equipment from view. The existing two-story tin shop located within the alley will almost entirely block views of the addition from the alley, result in little to no effect on the alleyscape. Although the proposed rear addition will be visible, it will be seen from limited vantage points in combination with other rear extrusions. Based on these findings, the proposal is compatible with the character of the house and the historic district.

It is unclear how the faux mansard roof will appear when seen from 10th Street. Due to the angle of visibility; one will see the southeast corner of the building. The details off the mansard roof should be studied with staff and if need be, the mansard eliminated.

Recommendation

The HPO recommends that the Board find the concept to be compatible with the character of the historic district and delegate final approval to staff with the condition that the applicant work with staff to study the details at the roof of the rear addition.