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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	407 3rd Street, N.E.	<input checked="" type="checkbox"/> Consent
ANC:	6C	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	June 1, 2023	<input type="checkbox"/> New Construction
Case Number:	23-324	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Colleen Healey seeks concept review for a two-story rear addition at a property located in the Capitol Hill Historic District.

Property Description

407 3rd Street NE was built in 1885 by David A. Windsor as one in a row of 17. The brick bay-front two-story rowhome abuts an alley that leads to the interior of the block. Along the alley is a CMU garden wall. Facing the alley is a wood outswing gate.

Proposal

A small area of an existing addition to the rear ell (dogleg) would be demolished and a new rear elevation created. The new rear elevation would be clad in steel panels. The first story would mostly be composed of a full-light door, on the second story there would be two picture windows ganged together. The side elevations would also be clad in steel panels.

At the space between the rear ell and the garden wall, a small rear addition would be added. This addition, also clad in steel panels, would not extend back the entire length of the ell.

Window wells are shown to be added at the front back and rear addition.

Evaluation

This property is part of a row with intact rear ells. The addition retains the form of the rear ell from the rear alley. The addition at the rear is visible from along 3rd Street along the side alley.

The material is atypical of residential additions in this historic district. However, continuing the existing masonry garden wall along the side alley helps to keep this more contemporary addition visually subservient to the historic main block.

Color is additionally used to connect the main block of the property with the new addition. The color selected, titanium white, is harsh for this context. Warmer tones are more likely to be found historically and currently in this historic district. Because this highly visible addition is tied to the main building not through material, but through the same color being applied in both areas, it

would be prudent to modify the color selected to avoid the addition becoming more high contrast. A color found more frequently in the historic district, one that is not as bright, would be more likely to blend with future paint color changes.

Aside from the choice of color, the project is compatible with the building and historic district.

Recommendation

The HPO recommends the Board find the project compatible with the Capitol Hill historic district, on the condition of the steel panels being coated in a different color, and delegate authority to HPO.

Staff contact: Moira Nadal



407 3rd Street NE



407 3rd Street NE





407 3rd Street NE from the rear alley