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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	630 G Street SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	December 21, 2023	<input type="checkbox"/> New Construction
Case Number:	23-574	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Anthony Wilder Design Build, agent for property owner Amit Kumar Trustee, seeks on-going conceptual design review for construction of a 3-story rear addition and roof-top deck with penthouse stair structure on a circa 1841 detached brick house in the Capitol Hill Historic District. When the project was last presented at the November 30 meeting, the Board voted to support the concept but asked for the following revisions:

- 1) The penthouse stair should be moved to the northern (rear) end of the historic house
- 2) The roof deck should be limited only to the new rear addition
- 3) The rear addition should appear more distinct from the existing house by:
 - a. Lowering its height by a perceptual though not a significant amount,
 - b. Simplifying or eliminating the cornice, and
 - c. Reassessing the exterior materials and colors.

Revised Proposal

The revisions to the roof deck were mainly inspired by the Board's desire to have activity atop the roof deck not visible to observers standing in the front yard of the neighboring church. The changes include:

- 1) The penthouse roof has been lowered 6 ½" (from 46' 6 ½" above ground level to 46')
- 2) The proposed roof height has been lowered 6 ½" (from 38' 6 ½" to 38')
- 3) The roof deck has been lowered approximately 3" by using the roof as the deck (Duradek style) rather than having a roof deck sleeper system
- 4) The setback of the deck railing from the parapet has been increased by about 2' (from 2' 6 ½" to 4' 6")
- 5) The cornice has been simplified on the new rear addition
- 6) The parapet height of the rear addition has been lowered approximately 1" (from 41' 11" to 41' 10").

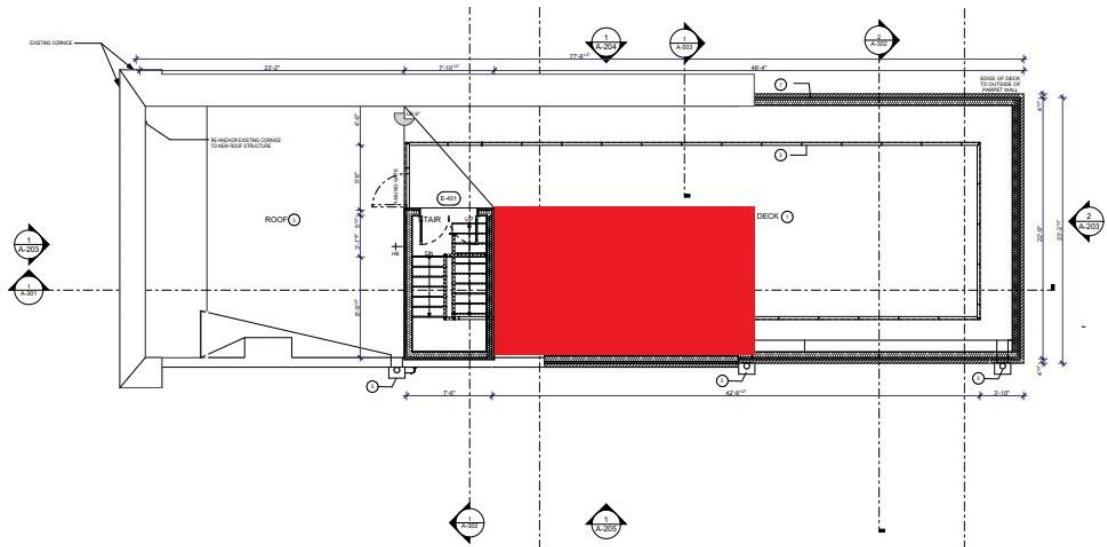
Taken together, the height of the roof deck has been lowered by approximately 16" while maintaining nearly the same parapet height. The penthouse stair and deck remain in the same location.

Evaluation

The proposed rear addition is compatible in height, massing, materials and fenestration. By lowering the rear addition's parapet height by a slight (perceptual though not significant) amount, and by simplifying the cornice, the rear addition stands at a noticeable though not distracting contrast with the historic house. The applicant had already made the rear addition distinct through the use of brick sills and lintels (those elements are stone on the existing house), slightly larger windows, and a vertical offset of approximately 3" between the existing house and rear addition. When those aspects are combined with the revised and slightly lowered cornice, the rear addition becomes clearly yet comfortably distinct. HPO recommends that these revisions be accepted as an adequate and good faith effort to address the Board's concerns.

Relocation of the penthouse stair in accordance with the Board's recommendation was evaluated but presents substantial challenges to the layout of the underlying floors. Instead, the applicant has sought to address the Board's concern by lowering the usable floor upon which activities will occur by approximately 16 inches. The roof of the penthouse has also been lowered and the railings have been brought inward nearly 2 feet. Based on the earlier roof top mock-up, HPO is confident that these revisions will render the roof deck not visible while also adequately hiding rooftop activities.

If the Board accepts the location of the penthouse but would prefer to see the roof deck limited to the rear addition, the deck could be restricted as shown in the plan below where the red rectangle approximately depicts the portion of the proposed roof deck that should be removed. The plan provides only a narrow corridor from the penthouse to the occupiable roof deck above the rear addition.



⊕ z 1 Roof Deck Proposed Plan
SCALE: 1/4" = 1'-0"

Recommendation

HPO recommends the Board approve the concept, with or without the roof deck condition as desired, and find the project compatible with the Capitol Hill Historic District, and delegate final approval authority to staff.

HPO Contact: Todd Jones



630 G Street SE



Aerial image of Christ Church with 630 G Street SE at right