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

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>627 G Street, SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>November 18, 2010</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>11-034</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Amanda Molson</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owners Al and Faye Hegburg, with drawings prepared by Matthew Ossolinski, AIA, request conceptual approval for a rear addition to 627 G Street, SE.

**Property Description**

627 G Street, SE is a mid-19<sup>th</sup> century, two-story frame house with a side gable roof. The right (west) wall is finished in stucco rather than siding. The property is detached from the masonry house to the left by a walkway measuring approximately 9' wide and from the frame house to the right by a narrow 7" passageway and by the side walkway of the property next door. An accessory structure is located at the rear. 627 G Street, SE has been modified over time, including the relocation of the entry door from the front elevation to the side, and the construction of several additions dating through the 1970s.

In November 2001, the Board reviewed a very similar proposal for an addition to this property. That project also included exterior restoration work on the historic portion of the house, including replacement of later siding, installation of new windows, and restoration of the window surrounds. Although the façade work was completed, the owners did not construct the addition. Records of Board decisions from 2001 are incomplete, but the staff report recommended restudy of the third floor of the addition and delegation of final approval to staff. Because conceptual approval from the Board expires after two years, this proposal for an addition is being treated as a new application.

**Proposal**

The applicants propose removal of the existing rear additions and replacement with a new addition. The proposed addition, set back from the east property line by approximately 13' at its widest point, is marginally wider in footprint than the existing addition but maintains the current depth. The addition would be predominantly two-stories in height and feature a bay window with peaked roof at the rear. The fenestration and materials echo the design vocabulary of the main block through the use of cement fiberboard siding, multi-light windows, and a simple cornice. A small "bump out" is proposed for the third story in order to accommodate a bathroom serving the third-floor bedroom.

**Evaluation**

The third story of the addition will be somewhat visible from G Street due to the open side yards of this property and the house next door. Very minor changes have been made in fenestration on the east elevation since the Board's last review, and the third story of the addition has been reduced in depth by approximately half since 2001. A gable roof has also been added to the third floor to reduce the perceived height of the addition's flush wall as viewed from the west, and to mimic the dormers of the main block. Additionally, siding has been added to the west-facing wall of the addition to better delineate old from new and to provide a vertical trim board that visually identifies the termination of the original block.

The addition represents a modest change in footprint, and it is compatible with the historic house and the character of the Capitol Hill Historic District in its fenestration, materials, massing, and overall design.

**Recommendation**

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff. However, this should not be construed as approval for any necessary zoning relief.