EXHIBIT C

ZONING SECRETARIAT
DISTRICT OF COLUMBIA
'91 JAN 9 P3:08

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Landmark/Historic District:
Capitol Hill Historic District
Address:
315 East Capitol Street, SE

H.P.A. No.: **90-520**
Date Received: **April 25, 1990**

Staff Reviewer: **Nancy Witherell**

Meeting: **June 20, 1990**

( ) Consent Calendar
(x) Agenda

( ) Alteration
(x) New Construction
( ) Demolition
(x) Conceptual Design Review

The application proposes new construction of a three-story brick rowhouse on a 16' wide lot adjacent to a historic, cobblestoned alley. The row is characterized by architectural variety rather than homogeneity, and many of the structures are exemplary of their type. On the adjacent lot sits a fine 3 1/2-story brick and stone rowhouse with a half-round bay. Other brick rowhouses have entrances only slightly above grade and have flat facades. Across the alley is one of the earliest structures on Capitol Hill, a frame Greek Revival-style house with a gable-front roof.

RECEIVED
D.C. OFFICE OF ZONING
2007 JUN 27 AM 10:00

The applicant presents a facade with a square two-story bay, an entrance three steps above grade, and a pedimented roof on both the house and the bay. Unlike the typical Capitol Hill rowhouse, this design proposes a gable roof with the ridge beam perpendicular to the street. The design, therefore, does not continue the historically traditional "grid" facade of windows and doors aligned under a strong horizontal cornice line. The proposal does allow the side elevation (which will be fully visible from East Capitol Street along the historic alley) to be articulated with a gable face, dormers, and cornice.

The side elevation is noteworthy for its massing, carefully modulated so as not to overwhelm the smaller frame structure across the alley. Rather than the historically typical blank party wall (sometimes alleviated with an oriel window bay), the applicant has chosen to define the wall with windows, projecting roof forms, and a connecting bay of glass, wood, and bronze panels. These window forms and bronze panels are also used more sparingly on the front facade.

A brick wall, picturesque wood fence, and garage are also part of the proposal. The staff finds the attention to the entire length of the property against this historic alley to be commendable.

BZA
Case No. 16854
Exhibit No. 11

Board of Zoning Adjustment
District of Columbia
CASE NO.16854
EXHIBIT NO.11

The use of bronze bas-relief panels, while more typical of neighborhoods such as Dupont Circle and Massachusetts Avenue, is an appealing and deft means of adding texture and color to a building that will be only 16 feet wide.

The staff recommends that the Board approve the application in concept, delegating final approval to the staff, with the following comments for Board discussion:

1) The front doorway needs further study to give it more emphasis. The use of large numbers above the door, while appropriate for commercial property, should be avoided in this instance.

2) The two pedimented areas on the front facade should be further articulated to strengthen their contribution to the entire facade. The staff would suggest a different motif for the facade pediment opening, possibly one derived from other proposed ornament motifs.

