HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**409 3rd Street, NE**	X	Agenda
Landmark/District:	**Capitol Hill Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**April 24, 2003**	X	Alteration
H.P.A. Number:	**03-276**		New Construction
Staff Reviewer:	**Emily Paulus**		Demolition
			Subdivision

The applicant, designer Gayle Patrick of Patrick Art Team for owner Deborah Miles, seeks conceptual design review for the replacement of a small rear addition and the construction of a new garage at the rear of a property in the Capitol Hill Historic District. Neither the addition nor the garage would be visible from public space.

The proposal calls for the removal of an existing, two-story, non-contributing, aluminum-clad addition and its replacement with a two-story, vinyl-clad addition. While maintaining roughly the same footprint as the existing addition, the new construction would extend an additional 4 feet in length. The new garage would sit atop an existing concrete pad – the remnant of an earlier garage that stood on the property until at least 1958. The one-story garage would be sheathed in brick with a flat roof topped by a roof deck, the perimeter of which would be bound by a 6-foot high wood fence. On the courtside elevation, the roof deck would be accessed by a spiral steel stair.

Staff's only recommendation for refinement is to lower the 6 foot tall roof deck to approximately 4 feet. Additionally, any addition should be clad in wood or fiber cement siding rather than vinyl. With these changes, the proposed garage and roof deck would be consistent with the character of rear elevations and garages in the Capitol Hill Historic District.

The project does exceed the maximum allowable lot coverage (60%) for a rowhouse and will require a zoning variance. Although the proposed lot coverage (approx. 84%) is greater than that of adjoining properties, it is not inconsistent with the historic coverage of many properties within the Capitol Hill Historic District.

The staff recommends that the Review Board approve the conceptual design as consistent with the purposes of the preservation act, if the variance is obtained; however, this approval should not be construed to constitute an endorsement for the necessary zoning variances or zoning relief.

ACTION: staff report adopted with the elimination of the roof deck.

BZA
Case No. 17188
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO. 17188
EXHIBIT NO. 7