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

Landmark/District: **Capitol Hill Historic District**
Address: **409 East Capitol Street SE**

Meeting Date: **July 24, 2025**
Case Number: **25-323**
Staff Reviewer: **Jack Jones**

Agenda
X Consent
X Concept
Alteration
New Construction
Demolition
Subdivision

Architect Brian Forehand, representing property owner Parasol Tree Holdings LLC, seeks concept review of an addition to a contributing property in the Capitol Hill Historic District.

Property Description

409 East Capitol Street is a two-story wood frame commercial building that was constructed by 1857. The rear of the building is landlocked by neighbors' yards.

A similar concept was approved on the consent calendar at the September 29, 2022, HPRB meeting (HPA 22-369) for a rear addition after a flag test showed no visibility. This is essentially the same concept, but the applicant is seeking a zoning variance for lot coverage and has returned with a slightly larger concept.

Project Description

The concept calls for the demolition of the existing rear addition for a new 3-story addition. This proposal is 10' longer than the previous concept and calls for an increase in height of 10.5" in the rear.

Evaluation

The conclusion from the 2022 report remains the same for the current proposal because the roof slope takes the same form, the front roof height is not changing, and the lumber mock-up which showed the front portion of the new addition was not visible. Below is the evaluation from that report:

"The lumber mockup was not visible along East Capitol Street. The rear addition is large compared to the main block of the building but will not be visible from any public rights-of-way and is consistent with many previous Board approvals."

Recommendation

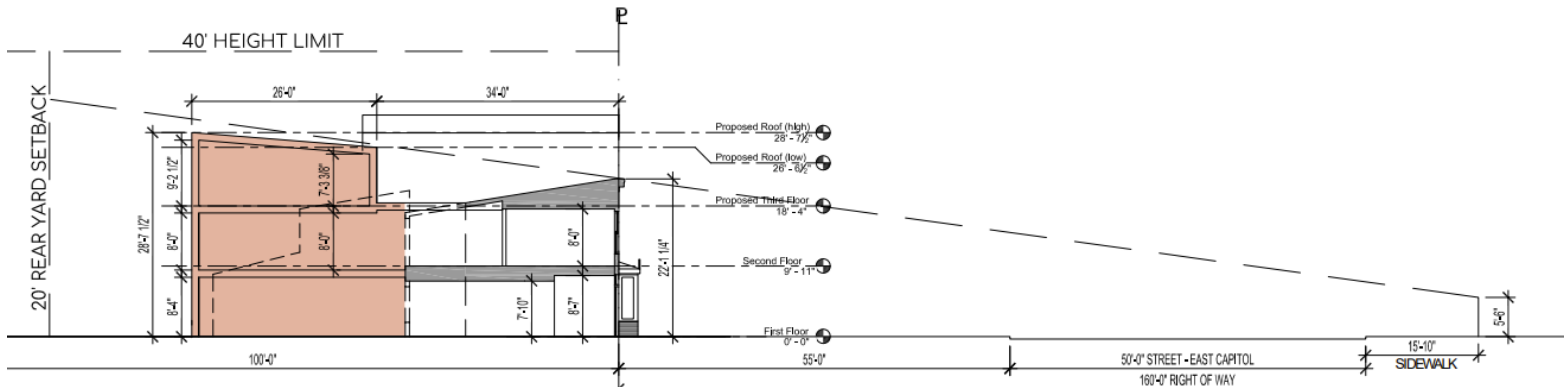
HPO recommends the Board find the project compatible with the Capitol Hill Historic District and delegate final approval to staff.

HPO Contact: Jack Jones

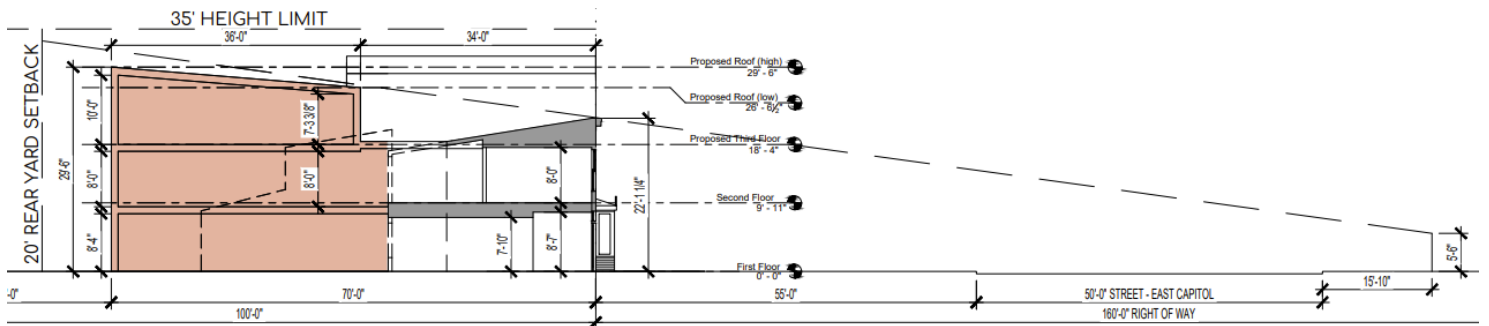


409 East Capitol Street SE (white house on right)

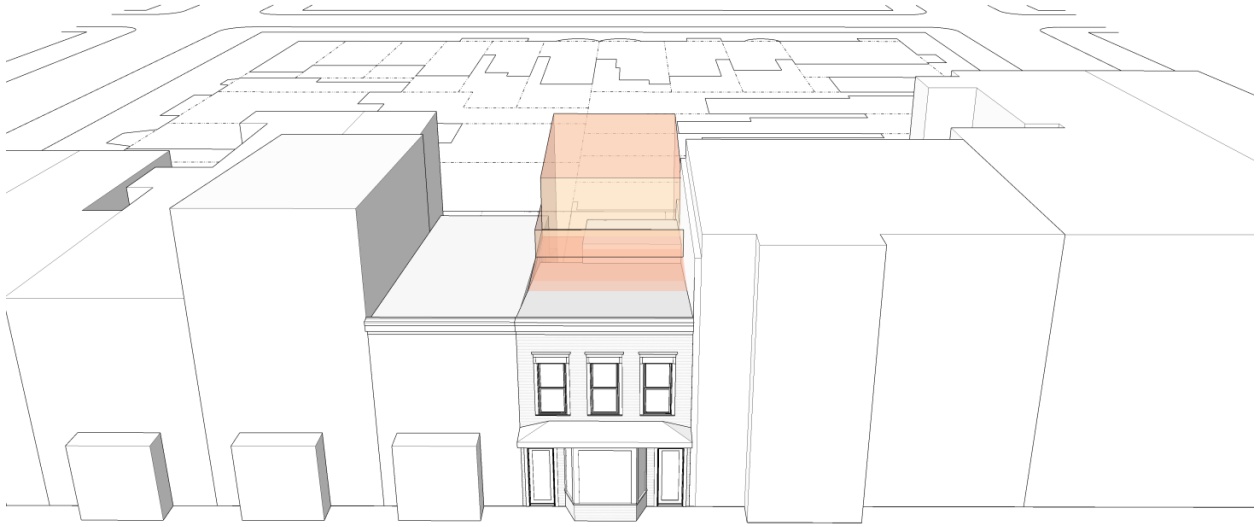
Photographs from HPA 22-369 staff report



Original Proposal (HPA 22-369)



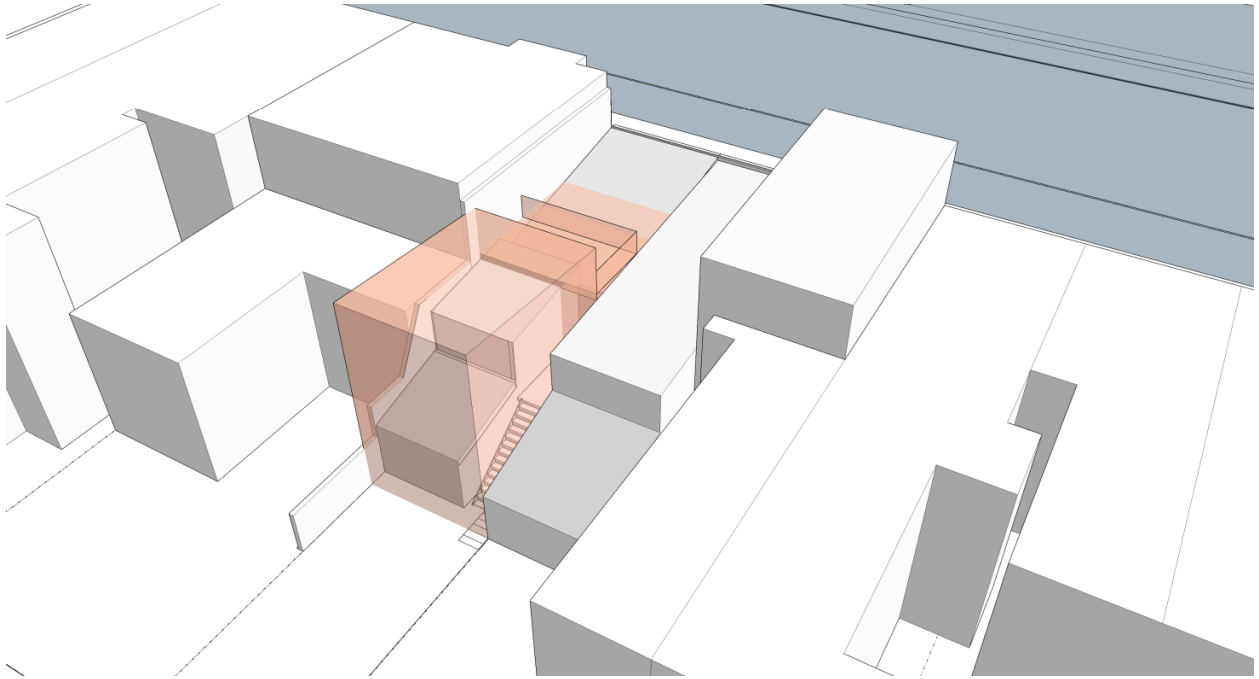
Revised Proposal (HPA 25-323)



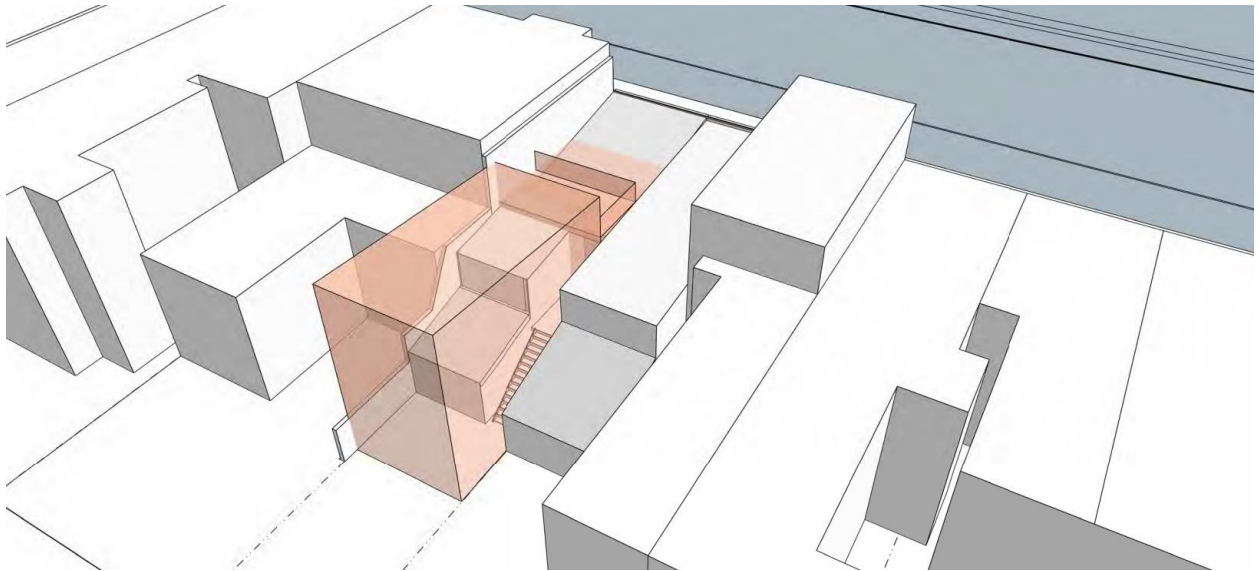
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Revised Proposal (HPA 25-323)