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

Property Address:	1100 6th Street, NW	X	Agenda
Landmark/District:	Mt. Vernon Square Historic District		Consent Calendar
Meeting Date:	September 18, 2014	X	Concept Review
H.P.A. Number:	14-360	X	Alteration
Staff Reviewer:	Steve Callcott	X	New Construction
			Demolition
			Subdivision

Antunovich Architects, representing owner Douglas Development, seeks conceptual review for a project involving renovation and new construction at the corner of 6th and L Streets in the Mount Vernon Square Historic District.

Property History and Description

The site includes a substantial three-story, gable-roofed residence on the corner, originally constructed in 1855 for owner James Essex. The house was converted to commercial use in the 20th century and has a projecting storefront at the corner. At the rear is a mid-20th century one-story concrete block addition with industrial metal windows. The site also includes a one-story 1960s commercial building and two vacant lots to the north.

Proposal

The plans call for the former house to be rehabilitated, with new wood six-over-six windows, a reconstructed cornice and door surround based on historical photos and similar houses nearby, a new metal roof, and masonry repair. The projecting storefront would be replaced with a flush storefront with traditional proportions and detailing.

The concrete block rear addition and the non-contributing building to the north would be removed and replaced with three-story infill designed to look like several different structures. The additions immediately adjacent to the house would be two-stories at the street with a third floor set back, expressed in an industrial aesthetic of large multi-light metal windows. The infill element on the vacant site would be three-stories at the street in a more traditional vocabulary of punched upper-story windows above a storefront window.

While the design has changed, the general scope of new construction and building rehabilitation is similar to that put forth by the same owner and approved by the HPRB in concept in 2005.

Evaluation

The conceptual proposal is consistent with the purposes of the preservation act in that it would result in the much-needed rehabilitation of the Essex House, and is compatible in its overall height, massing and general architectural character with this location within the

historic district. The HPO has discussed with the architects a variety of refinements for consideration as the project continues through design development, including the development of a specific scope of restoration work on the house and refinements to the infill facades.

Recommendation

The HPO recommends that the Review Board find the concept compatible with the character of the historic district.