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

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Property Address:	<b>601 Eye/900 6<sup>th</sup> Street, NW</b>	Agenda
Landmark/District:	<b>Downtown Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>September 18, 2014</b>	<b>X</b> Alteration
H.P.A. Number:	<b>14-617</b>	New Construction
Staff Reviewer:	<b>Steve Callcott</b>	Demolition
		Subdivision

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Project manager Christopher Regan, representing owner Douglas Development, seeks conceptual design review for construction of a three-story rear addition to a three-story brick rowhouse in the Downtown Historic District.

**Building History and Description**

The site contains two structures. 601 Eye Street is a three-story Italianate brick rowhouse, likely dating from the early 1870s. It features a one-story wood projecting bay and a bracketed wood cornice. 900 6<sup>th</sup> Street is a one-story brick building, likely dating from the 1870s, with a rudimentary corbeled cornice.

**Proposal**

The project calls for combining the two buildings at the first floor by creating an opening between their shared party wall and lowering most of the floor of 601 to grade (the floor level at the entrance and within the bay would be maintained, allowing the front door to continue to be used). The façade of 601 would be restored to its original condition, with appropriate windows, door, and exterior stair. New window openings would be cut in the side wall, filled with two-over-two windows to match those on the front elevation. A three-story brick-clad addition would be constructed at the rear of 601, matching the height of the existing building. The rear elevation would be fenestrated with the same double hung windows as elsewhere on the house.

**Evaluation**

The limited removal of the shared party wall between the buildings, with brick retained above and around discrete openings within the wall, is a treatment that has been found compatible in numerous instances where historic buildings have been combined. This treatment allows connection through buildings while retaining a sense of the independence of each. The removal of a portion of one floor in 601 Eye is typically not a preferred preservation treatment, but is justifiable in this instance based on the deteriorated condition of the structure of this floor assembly based on previous alterations that requires wholesale reconstruction. The rear addition is subordinate to the building and compatible in massing, height, materials and fenestration with the building and the historic district.

**Recommendation**

*The HPO recommends that the Board find the concept compatible with the character of the historic district and consistent with the purposes of the preservation act, and delegate final approval to staff.*