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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	641 A Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 27, 2011	<input checked="" type="checkbox"/> Alteration
Case Number:	11-106	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Jack Stein, with architect Jennifer Fowler, AIA, seeks conceptual approval for a second-story rear addition, which will be constructed atop an existing ground-floor rear addition.

Property Description

641 A Street, SE is a two-story brick bayfront residence, the backyard of which opens into Brown's Court (an inhabited alley). An existing, one-story rear addition extends 12' from the original rear wall of the house and encloses the dogleg by running the width of the lot. The existing addition is clad in hardiplank siding and features a series of double doors, with access to the backyard.

Proposal and Evaluation

The applicants propose construction of a second story atop the existing ground-floor rear addition, maintaining the present overall depth and width of the house. The new addition would provide an additional bedroom and bathroom, with three windows facing into the rear yard. The second story would simply continue the hardiplank siding of the first story for a seamless design.

The addition will not be prominently visible from A Street, SE, if it is visible at all, and views of the addition from Brown's Court will be mainly from the rear yards of the dwellings extending along the north side of the alley. Whatever minor visibility may be possible from the street or alley, the addition results in a fairly modest change in massing, does not enlarge the current footprint of the property, and continues the two-story height of the house. The proposal continues the unobtrusive design of the existing ground-floor addition and is compatible with the character of the historic house and the Capitol Hill Historic District in its height, massing, materials, fenestration, and overall design.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.