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

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Property Address:	<b>6 Adams Street, NW</b>	Agenda
Landmark/District:	<b>Bloomingdale Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>April 22, 2021</b>	<b>X</b> Alteration
H.P.A. Number:	<b>21-215</b>	New Construction
		Demolition
		Subdivision

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Architect Adam Carballo (Carballo Architecture LLC) seeks concept design review for window replacement, construction of a front basement areaway, and construction of a rear and partial roof addition on a rowhouse in the Bloomingdale Historic District.

### **Property History and Description**

6 Adams Street is a two-story, porch-front brick house capped by a mansard pent roof. The house is one in a row of ten identical houses constructed in 1922 designed by George Santmyers. The row is sited set back from the street on a partially raised landscaped berm.

### **Proposal**

The plans call for replacement of non-original vinyl windows, a front areaway entrance under the porch for access to the basement, and a rear and roof addition; the notes indicate that the front door and transom are to remain. The rear addition would extend ten feet from the existing rear of the house and be clad in hardiplank. The roof addition would spring from the ridge of the existing mansard, rising slightly higher to achieve useable head-height space and would extend to the rear of the existing house and not over the new rear addition; the plans call for the addition to be clad in hardiplank. The rear and roof addition would be somewhat visible from North Capitol Street down the rear alley.

### **Evaluation**

The new six-over-one sash windows and three-pane awning windows replicate the original condition and are consistent with the Board's window standards. The new areaway is also consistent with the Board's *Preservation and Design Guidelines for Basement Windows and Areaways*. The rear and roof addition are compatible in size and fenestration with the row. While this type of roof addition has not yet been constructed on this particular row, the Board has commonly approved similar third floor additions that extend behind an existing mansard or pent roof as long as the rising slope of the new roof is not perceptible from street view. As the third floor would have some partial visibility from North Capitol Street, the applicants have agreed to clad the sides and rear in a roof shingle rather than siding to differentiate it from the two-story primary building mass and to give it the appearance of an extension of the front mansard roof.

### **Recommendation**

*The HPO recommends that the Review Board approve the concept as compatible with the character of the Bloomingdale Historic District and delegate final approval to staff.*

*HPO Contact: Steve Callcott*