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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	816 E Street, NE and 518 9th Street, NE	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Concept
Meeting Date:	March 22, 2018	<input checked="" type="checkbox"/> Alteration
Case Number:	18-251	<input type="checkbox"/> New Construction <input type="checkbox"/> Demolition <input type="checkbox"/> Subdivision

Owner and applicant 5533-518 9th Street NW Washington LLC, requests concept review for a one-story rooftop addition, rooftop mechanical and railings, at the property located within the Capitol Hill Historic District.

Property Description

816 E Street and 518 9th Street, NE were designed by Washington architect Frank Russell White. The two buildings were built in 1926 and feature matching brick facades; six-over-six double-hung windows; stone string-courses, and profiled metal cornices with deep soffits. The roofs are flat with short parapet walls and have brick-clad mechanical and stair penthouses. The mechanical penthouse at 816 E Street is visible from E and 9th Street and Maryland Avenue.

Proposal

The plans call for the construction of a one-story rooftop addition at 816 E Street that would incorporate the existing stairs and mechanical rooms, and provide access to a new roof deck. The addition would be set in from the perimeter of the roof and clad in brick with sliding doors and fixed single-pane windows. Both buildings would receive new mechanical units and mechanical screens; the decks would have metal wire railings. Rooftop mock ups confirm that the new railings, penthouse addition, and mechanical screens at 816 E Street would be seen from various vantage points along E and 9th Street, and Maryland Avenue. The proposed alterations at the roof of 518 9th Street would not be seen from any streets.

The plans include other alterations as part of the proposed scope of work including: replacement of windows; installation of new entrance doors and canopies; and alterations with public space. HPO staff is working with the applicant to ensure these changes conform to HPO guidelines and design standards. The applicant also plans to combine the two lots, #54 and #55, into one new lot.

Evaluation

HPO has visited the site and viewed the rooftop mock ups. Given the current visibility of the stair bulkhead at 816, the increased visibility will have a relatively minor additional impact on

views of building from the street. It is historically common and not incompatible to see rooftop extensions, both occupiable and mechanical, on apartment buildings of this size and scale. The proposed penthouse and mechanical screens are set in from the roof's edges and clearly read as subordinate to the main building. The metal wire railing will recede from view and will not detract from the buildings prominent cornice line.

The fenestration pattern at both buildings is highly regular and symmetrical. Given that the proposed one-story penthouse will be seen from E Street when looking directly towards the building's main entrance, the resulting composition of the building would be enhanced if the windows and doors at the penthouse were also symmetrical. This would require a reduction of glazing at the penthouse's south elevation.

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 with the stipulation that the fenestration at the penthouse houses addition be revised as described above.

Staff Contact: Gabriela Gutowski