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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	433 6th Street NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	July 23, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	15-363	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Gabe and Molly Chinchilla with plans prepared by Will Couch of Foundry Architects, LLC, seek concept review for raising the attic roof to provide full-height space at 433 6th St NE in the Capitol Hill Historic District.

Property Description

Designed by A.H. Sonnemann and built in 1911 by the Kennedy Brothers, prolific developers in this part of Capitol Hill, the subject property contains a two-story house brick porch-front end unit rowhouse with a mansard roof. A two-story porch with an enclosed second floor is located on the rear of the building. Sonnemann and the Kennedys are also responsible for numerous houses of the same or similar style built on neighboring 7th and E streets and Lexington Place.

The house sits up on a berm and a curb cut and driveway provide access to a garage at the basement level of the house from the E Street side of the property.

Proposal

The plans call for raising the attic level of the house to allow for livable space on the third floor. The addition will rise off the existing roof at the mansard ridge to a peak 4' behind the existing ridge with a height 5' above the current roof line and then slope down the length of the building.

The plans also call for a small amount of excavation and changing an existing basement level window in the side bay into a door for pedestrian access into the basement from the driveway. The fenestration of the first floor of the rear elevation will be altered slightly to better match the upper floor and the wall will be re-clad.

Evaluation

Roof-top additions are often not found to be compatible because they alter the fundamental massing, height and roofline of a structure. In this case, by harnessing the attic space, only a few feet of height is needed to achieve livable space and it appears that it can be done in a manner that is compatible and does not alter the building's massing, height and roofline. A lumber mock-up has demonstrated that the addition will not be visible from in front of the building, will not alter the profile as seen from E Street, and will not have a substantial impact on the roofline

or height of the building when viewed from the rear. As the project continues to be refined, the plans should ensure that the ridge line of the existing roof is not altered and that any necessary flashing detail should be accommodated on the back side rather than over top the existing ridge.

The basement window alteration on the bay will not have significant impact on the composition of fenestration on the building and is consistent with the principles outlined in the Board's Basement Areaways and Entrances guideline.¹ The applicant has reduced the amount of proposed excavation to only what is required for the door and stair up to the yard.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District and delegate final approval to staff.

¹

4.1 Lowering the sills of existing basement windows can be achieved when it has minimal visual impact on the building's façade and does not result in a perceptible increase in window dimensions as seen from the street.

4.2 Windows should remain smaller than and subordinate to upper story windows even if basement sills are lowered.