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

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input checked="" type="checkbox"/> Agenda
Address:	<b>17 6<sup>th</sup> Street, NE</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>May 25, 2017</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>17-289</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Gabriela Gutowski</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owners Tarpan and Emily Parejk, with plans prepared by architect Jennifer Fowler, seek concept review for a three-story rear addition, a rooftop addition, and a garage addition in the Capitol Hill Historic District.

### **Property Description**

17 6<sup>th</sup> Street, NE is located mid-block between A Street and East Capitol Street, NE. The building was constructed in 1951. Based on its date of construction outside the period of significance for the Capitol Hill Historic District (1791-1945), it is non-contributing. The primary elevation is clad in yellow brick and features one-over-one double-hung windows and two entrance doors covered by a metal canopy.

The rear of the property features a dog-leg extension and cannot be seen from any surrounding streets. There is a one-story masonry garage at the rear of the property constructed between the years 1904-1928. The rear elevation and garage are not seen from any streets.

The block features two and three story historic row-houses and a four-story bay-fronted brick apartment building. The alley terminates at the rear of the property and features both one and two story garages.

### **Proposal**

The plans call for altering the primary elevation to feature a two-story plus basement projecting rectangular bay clad in Hardi-panel and topped with a metal picket railing. The bay and façade would feature two-over-two double-hung windows and a simply designed metal stair and landing would lead to a single-leaf entrance door. The plans also call for the construction of third floor addition to align with the primary elevation. The third floor addition would be clad in brick with a projecting cornice and 2 two-over-two double-hung windows and 1 single-leaf door. The door at the third floor would lead to a deck at the roof of the projecting bay.

All three rear walls would be demolished and three-story full-width rear addition constructed to extend no farther than the existing rear elevation. The new rear elevation would be clad in brick and feature evening spaced two-over-two double-hung windows with brick headers. French

doors would lead to a deck at the first floor. The south elevation would be clad in brick with no fenestration and will be seen from the street over the adjacent two-story building. The roof would feature a deck with the front railing set back 15' 0" from the primary façade. The railing would not be visible from 6<sup>th</sup> Street. There would be no railing at the south portion of the deck, instead a solid brick parapet wall. Floor plans show an interior courtyard set in 3' 0" aligning with the interior courtyard at the adjacent apartment building. The project would also include excavating a 9'0" deep cellar.

A one-story addition would be added to the existing one-story garage creating a total height of 20' 0". The addition would be clad in brick and feature one paneled garage door and 2 two-over-two double-hung windows at the alley facing elevation.

### **Evaluation**

The project will enhance the appearance of the building in a manner that is more consistent with the historic character of the streetscape and historic district. The use of brick on the roof addition's primary elevation and the simplified details at the rectangular bay, cornice and single-light windows read as contemporary while also relating well to proportions found in the variety of historic buildings present within the streetscape. The rear addition will not be visible from the street, and fenestration is traditional, regular, and in keeping with other rear additions within the row and district.

The proposed addition at the garage will not damage or destroy significant architectural features. The design, scale, and materials of the second story addition are compatible with the character of the alley and with the historic district in general. The building's use of red brick, two-over-two double-hung windows, and simple sill and lintel detailing, relates well to the other simply designed masonry garages within the alley-scape.

### **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.*