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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 type="checkbox"/> Agenda
Address:	<b>223 5<sup>th</sup> St SE</b>	<input checked="" type="checkbox"/> Consent
ANC:	<b>6B</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>April 22, 2021</b>	<input type="checkbox"/> New Construction
Case Number:	<b>21-261</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicants James Riley and Sever and Abdul Sever, with drawings by architect Michael Romero, seek concept review for construction of a rooftop addition on a property located in the Capitol Hill Historic District.

**Property Description**

The subject property is a freestanding two-story with raised basement brick house built in 1888. The house has a substantial cornice and a projecting bay with a pediment. Both sidewalls are visible from 5<sup>th</sup> street, with greater visibility from the south.

**Proposal**

The rooftop addition would be set to the inside of the parapet walls on either side and set back almost eleven and a half feet from the front. The addition would be dropped into the ceiling joists of the second story and the height above the parapet walls would be about two feet. The front chimney would also be extended by at least two feet. The addition is proposed to be clad in siding boards.

**Evaluation**

Because of the views along the sidewalls and towards the rear on either side of this property, this addition will be slightly visible from 5<sup>th</sup> Street. The digital rendering on Sheet A-400 of the application drawings show that the increased height of the chimney will also be visible (both alterations shown in grey on photos of existing conditions). If the material of the rooftop addition were changed to brick, the small portions of it that are visible would blend in with the existing building. Similarly, a close color and material match would make the extension blend into the existing chimney. Alternatively, a decorative metal cap could be utilized to tie into the decorative architectural features on the front elevation. The Board has previously approved minimally visible rooftop additions in cases such as HPA 20-417 at 28 9<sup>th</sup> St SE.

**Recommendation**

*The HPO recommends the Board find the project to be compatible with the Capitol Hill Historic District, with conditions the rooftop addition and chimney extension be built with, or clad in, brick, and delegate final approval to staff.*

*Staff contact: Moira Nadal*