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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>321 6<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>July 25, 2019</b>	<input checked="" type="checkbox"/> New Construction
Case Number:	<b>19-445</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicants Kathryn Wooten and Sam Rosen-Amy, with plans prepared by architect Stephen Lawlor, seek concept review for a two-story with cellar rear addition and rear dormer addition on a property located in the Capitol Hill Historic District.

**Property Description**

The subject property was built along with its twin property at 323 by 1874, with an unknown original date of construction and builder. The wood-framed and sided houses are two stories tall and three bays wide with deeply forward sloping standing-seam metal roofs. The shutters and door surround are likely later additions to the primary elevation. 321 and 323 share a party wall and are freestanding on their outer elevations. At the rear, the dogleg additions of both properties match in size and height, sharing a sloped roof.



*The front elevation of 321 6<sup>th</sup> Street, SE*

**Proposal**

There are no proposed alterations at the front of the property. The existing asbestos siding would be removed from the side and rear elevations to be re-clad in painted clapboard to match the

front elevation and proposed additions. The two-story rear addition would be inset three feet from the property line and extend 42.5 feet back, eight feet deeper than the adjacent neighbor at 323. The addition would have trim at the foundation and roofline on all elevations and two-over-two windows. The proposed cellar would be dug only under the footprint of the two-story rear addition. A rear dormer addition is also proposed for the roof of the main block. The dormer would have an interior floor to ceiling height under seven feet and would be set in four feet from the outer edge of the existing roof.



*View towards the rear of the property where additions will be visible*

### **Evaluation**

The proposed two-story plus cellar rear addition would be somewhat visible from the 6<sup>th</sup> Street right-of-way because of the increased width and views back to the rear yard from the side. The dormer addition would be framed so that the existing roof ridge would not be altered and so it is not anticipated to be visible from the front. The sizes and traditional siding and details of the proposed additions make them compatible with the main block of the property, even if somewhat visible. The use of two-over-two windows help to distinguish the additions as a distinct period of construction.

### **Recommendation**

*The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, and delegate final approval to staff.*

*Staff contact: Moira Nadal*