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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	510 Independence Ave, SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 22, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	15-095	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Kami Quinn and Maurion Knight with plans prepared by Four Brothers, LLC seek concept review for a rear and third floor addition in the Capitol Hill Historic District.

Property Description

Built in the mid-19th century as one of a set of six, 510 is a two-story flat-front rowhouse located in the middle of the block. It has a rear two-story ell extended by a one-story addition. These rear portions are also constructed of brick.

The row features a variety of two- and one-story additions in a range of materials. There are no third floor additions on this block. The rear of the property backs up to a walking alley that provides views of the rear of the block from a small section of 5th Street.

Proposal

The plans call for filling in the rear dogleg and adding a small third story on top of the existing two-story ell to extend the width of the property. In order to accomplish this, the existing rear ell (except for the party walls) would be removed and rebuilt. The addition would be clad in brick and would feature aluminum-clad one-over-one windows and a wood cornice. The rear wall of the main block of the house would be largely retained and converted to an interior wall.

On the interior, most of the partition walls and existing stairs on the first and second floors would be removed. It is not clear from the plans whether the floor systems will be retained. There is no roof deck included in the proposal.

Evaluation

Although it is unfortunate to lose a dogleg, the increase in footprint is minimal and will not be perceived from public space. The third floor addition is pulled off the main block of the house to eliminate visibility from Independence Ave and 5th Street from the front. A flag test indicates the third floor addition will be somewhat visible from 5th Street through the gap behind the row.

Typically third-floor additions on two-story houses are only compatible if they are not visible from public space because visible pop-ups incompatibly alter the height and mass of the building

and undermine the unity of a coordinated historic two-story row. However, this house benefits from its mid-block position in that a third floor addition is much less visible from 5th Street than one closer to end of the block would be. The perceived height of the addition is not much higher than the visible second floor extensions located closer to 5th Street.

Cladding the addition in brick further contributes to its being contextual and compatible with the surrounding buildings. The detailing of the cornice on the addition should be simplified to better reflect its subordinate relationship to the original house.

The amount of demolition of the interior is extensive and should be minimized unless based on documented deterioration.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Historic District and direct the applicant to work with staff on the detailing of the addition.