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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	518 6th Street NE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	December 21, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	18-108	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Cedar Tree Properties, LLC, with plans prepared by Todd Ashelman, requests concept review for a three-story rear addition and deck in the Capitol Hill Historic District.

Property Description

This three-story rowhouse was constructed in 1889 as one of a set of five identical buildings. Initially owned by architect Edward Woltz, these brick structures feature full-height projecting bays. The two adjacent properties to the north do not have rear extensions or wings; the property to the south (516) has rear additions at the first and third floors.

This property has been the subject of ongoing enforcement action due to inaccurate and incomplete plans. A version of this project was originally reviewed at the staff level but those permits have since been surrendered to DCRA. Currently, the building is a shell, with only the façade, party walls, limited framing, and roof extant. The west (rear) exterior wall has been partially removed. This condition was observed by HPO on April 21, 2016 and December 2, 2016, and documented in photographs dated November 11, 2017.

A previous owner and applicant presented plans for a three-story rear addition and interior alterations to Board on December 15, 2016 and May 5, 2016. In December 2016, the Board found the concept to be generally compatible with the character of the historic district, however, asked that the rear addition be a dog-leg, align with the rear façades at the two adjacent buildings, and be clad in brick.

Proposal

The plans call for the retention of an existing (non-historic) one-story rear addition. A 10' deep addition would be constructed at the second and third floors. The third-floor elevation would align with the existing third floor addition at the adjacent property. The new rear elevation would be brick and feature regular spaced one-over-one double-hung windows at the third floor and sliding doors at the second floor leading to a rooftop deck. The roof deck would be located at the roof of the ground-floor extension and feature an open picket railing set back three feet from the rear façade.

Evaluation

The proposed additions at the second and third floors are similarly scaled to other rear extensions within the row and square. The proposed brick cladding will relate well to the existing brick elevations within the row and to the neighbor's (516) ground floor rear extension. The fenestration pattern and proposed windows and doors are traditional and in character with other rear elevations with the row and historic district. Furthermore, the addition would not be visible from street view.

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.

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