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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>604 A Street SE</b>	<input type="checkbox"/> Consent
Meeting Date:	<b>September 24, 2015</b>	<input checked="" type="checkbox"/> Concept
Case Number:	<b>15-492</b>	<input checked="" type="checkbox"/> Alteration
Staff Reviewer:	<b>Sarah VanLandingham</b>	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Martin Aares with plans prepared by architect Andrew Pingle, requests concept review for a rooftop addition in the Capitol Hill Historic District.

### **Property Description**

Built in 1888, the subject property is a brick two-story plus raised basement bay-front semi-detached house. It consists of a main block and rear ell with a two-story side porch.

A small side yard separates 604 from the neighboring house at 606 providing some visibility to the rear of the building from A Street. The western lot line is shared with several properties fronting on 6<sup>th</sup> Street.

### **Proposal**

The plans call for adding a partial third floor to the rear of the building. The addition will be set back 25' from the front property line and approximately 6.5' from the east side of the building. Since the rear roof is lower than the front, the addition will bring the total height of the building from 30'10" to 35'9".

A roof deck will be located in front of the addition on the main block of the house. It will be set back 11' from the front wall. While there is a fair amount of demolition proposed for the interior, the floor systems and exterior walls will be retained.

### **Evaluation**

The addition is set back from the front, side, and rear so that it has more the quality of a penthouse than a full third story. The Board has previously approved third story additions on two-story structures when they are shown to be not visible from public space and differentiated from the original two-story structure. A lumber mock-up indicates the addition will not be visible from public space.

The plans call for "patina copper folded siding or enameled steel" as the material for the addition, which will provide a differentiation from the underlying building in a material that is

visually sympathetic with roof cladding materials found in the historic district. The applicant should continue to work with staff on the design development and detailing of the addition.

**Recommendation**

*The HPO recommends the Board find the concept to be compatible with the condition that the applicant continue to work with HPO staff as the plans are further developed to ensure the addition, deck, and any roof appurtenances are not visible from public space.*