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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	610 A Street, NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	December 18, 2014	<input checked="" type="checkbox"/> Alteration
Case Number:	14-632	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Stewart Long with plans prepared by architect Gayll Worsley seeks concept review for a rear addition in the Capitol Hill Historic District.

Property Description

Built in 1882 as one of a set of four two-story brick bay-front rowhouses, 610 is located in the middle of a residential block. The building consists of a main block and a rear ell, a trait shared by most of the other houses on this block. A small one-story rear frame addition was constructed at some point in the 20th century. Based on historic maps, it was likely built in the 1920s.

There is a false-front garage located on the alley. The year of construction of the structure is unknown but it appears to be newer construction based on photographs from the alley and the rear yard. It is part of a well-preserved alleyscape that includes one-story and two-story structures presenting a defined edge to the alley.

Proposal

The plans call for removing the existing small rear addition and constructing a new two-story rear addition that would extend the dogleg approximately 16'. A 5' areaway in the rear would provide light to the extended basement below. The brick-clad addition would not be visible from A Street. The rear elevation consists of three ganged 1-over-1 windows on both the second floor and first floors. In order to provide a full-height space in the rear, the entire roof will be built up slightly with tapered insulation.

The garage will be retained and renovated but full plans have not been included as part of this project.

Evaluation

This project has been significantly scaled back from the original plans. The addition will not be visible from public space and is subordinate to the historic building. It retains the dogleg and will be brick to match the historic building.

This is an important alley-scape and the decision to retain the garage will maintain the continuous face.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District and delegate final approval to staff.