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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	610 A Street SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	September 24, 2020	<input checked="" type="checkbox"/> New Construction
Case Number:	20-464	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Chris and Jane Lucas, with plans by architect Jennifer Fowler, seek concept review for increasing the height of an existing two-story garage, and construction of a two story plus cellar and rooftop addition to a two-story building located in the Capitol Hill Historic District.

Property Description

The two-story plus raised basement brick rowhouse appears in the 1881 Boyd’s Directory and appears to be one of three in a matching row. The building has a decorative bracketed cornice and an angled bay that spans the raised basement and first story. At the rear of the building is a two-story partial-width addition clad in siding.



Views of the front and rear of the subject property

Proposal

The proposal would include demolition of the rear addition and rear exterior wall and much of the interior. The rear of the building would be reframed in order to align the floor levels with the main block of the building. The roof would be removed, and the ceiling height lowered to set the

rooftop addition lower. The high point of the roof addition will extend three feet above the roof parapet.

The rooftop addition would be set back almost 22 feet from the front of the building and extend back onto the rear addition. The rear addition would be full-width and extend back 12 feet. The roof addition would be faced in brick at the front and most of the side elevations, and fiber cement siding moving towards the rear.

The existing garage is of an unknown age but from the exterior and interior appears to be modern construction. The existing brick walls will be extended upwards to a maximum height of 20 feet. On the alley-facing elevation there will be a garage door under a brick arch and pedestrian door on the first story and three one-over-one windows under arched openings on the second story.

Evaluation

A lumber mock-up was erected of the roof addition and did not appear to be visible along the A Street right-of-way. The garage would be within the 20-foot height limit for garages and the design would be more compatible for the historic district than the existing elevation.

Recommendation

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

Staff contact: Moira Nadal