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

Property Address:	618 3rd Street NE	Agenda
Landmark/District:	Capitol Hill Historic District	X Consent Calendar Concept Review
Meeting Date:	April 27, 2017	X Alteration
H.P.A. Number:	17-302	New Construction
Staff Reviewer:	Michael Robb	Demolition Subdivision

The applicant, Four Brothers LLC, and property owners, Rachel Turow and Benjamin Schriffin, request concept review of a project to remove an existing addition and garage and construct a new two story addition at the rear of 618 3rd Street NE.

The house at 618 3rd Street NE is a three-story, two-bay, painted brick row house constructed in 1892 by George N. Walker. The property features a projecting bay and a mansard asphalt roof. In addition to 618, Walker also built the four structures on the block north of 618 and 616 ½ directly to the south of 618.

Proposal

This project proposes to remove a non-historic rear addition and construct a new, two-story addition on the rear. The project also proposes to remove a detached garage at the rear of the lot. The new addition is proposed to extend two stories and 15'8" from the rear of the three-story main block. There is no proposal to replace the rear garage, which will open site lines to the proposed new addition.

Evaluation

The addition would be visible from the public alley behind the house but not visible from street view. The modest scale and massing proposed are compatible with the house and historic district. The window openings and configuration reflect the scale and rhythm as those on the front elevation, while they and the proposed addition clearly differentiate themselves from the historic main block of the structure. The alley features a variety of materials and setbacks at the rear of the houses. The alley also features a number of non-historic garages; the majority constructed of CMU or poured concrete. The garage at 618 is brick, but is not considered a historic or contributing resource to the district.

Recommendation

The HPO recommends that the Review Board find the concept for additions to be compatible with the character of the historic district, and delegate final approval to staff.