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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>620 C Street, SE</b>	<input type="checkbox"/> Consent
ANC:	<b>6B</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>April 25, 2019</b>	<input checked="" type="checkbox"/> New Construction
Case Number:	<b>19-222</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant 620 C St SE LLC seeks on-going concept review for a proposed second story rear addition, a third story roof addition, and modifications to window and door openings on the primary elevation. The property is a contributing building in the Capitol Hill Historic District.

After hearing the case in March, the Board supported the alterations to the first-floor openings and the proposed second floor addition if kept in line at the rear with the adjacent property to the west. The Board recommended that the proposed third floor be pushed back so that it was less visible, for it to be visually lightened through the use of more glass and lighter colors, and that it not take the form of a traditional mansard roof.

### **Revised Proposal**

The revised plans still include modifications to the openings on the primary elevation to recreate the central carriage door opening of the blacksmith shop. The second story rear addition is proposed over a portion of the existing one-story rear and is now in line at the rear with the adjacent property to the west. The third story addition has been pushed back from the front elevation by 7'6" for a 1-to-1 ratio setback based on the height of the addition above the existing parapet wall; the height has also been reduced by just over one foot to be more in line with the heights of the adjacent buildings to the east. The addition is now designed in a contemporary architectural style and includes increased glazing on the primary elevation. The windows at the rear of the proposed second and third story additions have also been reduced.

### **Evaluation**

The plans have been revised to respond to the Board's comments. The second floor now aligns with the surrounding properties and the visibility of the third story addition has been greatly decreased. The redesign results in a third floor that is lighter in weight and clearly differentiated from the underlying building.

In pushing back the proposed third story addition, the plans now include space for a front-facing rooftop deck that could lead to additional railings, planters, or furniture that could be visible from the street. In similar instances on Capitol Hill, the Board has required substantial

setbacks for roof decks on the front portion of rowhouses to ensure that these types of features will not be seen, and HPO seeks the Board's guidance on whether limitations should be established for the use of the space on this project.

**Recommendation**

*The HPO recommends that the Board find the revised concept to be compatible with the character of the building, and delegate final approval to staff.*

*Staff contact: Moira Nadal*