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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 type="checkbox"/> Agenda
Address:	<b>622 D Street, NE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>April 27, 2017</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>17-258</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Gabriela Gutowski</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Eric Eversmann, with plans prepared by architect Joseph Boyette, seeks concept review for modification to the roof pitch at the rear elevation and construction of a rear addition at this property in the Capitol Hill Historic District.

### **Property Description**

622 D Street, NE is located mid-block between 6<sup>th</sup> and 7<sup>th</sup> streets. The house was designed by A.H. Sonnemann for the the Kennedy Brothers builders and constructed in 1910. The same builder/architect team developed all the homes on the block, as well as the block directly north, between 1909 and 1914.

The primary elevation features a steep sloped roof with slate tiles, decorative wood eaves and a single dormer. The sloped roof is intersected by a projecting half-hexagon bay. The rear elevation currently has a two-bay wide, two-story tall wood porch. The second floor of the porch is screened-in and the first floor is open. The rear elevation is not visible from any street.

### **Proposal**

The plans call for removing the existing rear porches and constructing a two-story addition extending half way across the rear elevation. The addition would be clad in painted cedar siding and feature a shallow bay window with a copper roof and six-over-one double-hung windows. The plans also show raising the roof at the third floor to increase the floor-to-ceiling height. The heightened roofline would not extend all the way back to the rear elevation, but instead would be set back from the rear and feature a new door leading to a deck. None of the proposed alterations at the rear would be visible from any streets.

### **Evaluation**

The proposed roof alteration is similar to others found compatible and approved by the Board, including 625 E Street, NE (HPA 16-691); 640 Lexington Place (HPA 14-218), 642 Lexington Place NE (HPA 15-353) and 633 E Street NE (HPA 06-279). Due to the mid-block location of the subject property, the roofline alteration and rear addition will not be visible or alter the form of the roof as seen from the street. The project results in a modest increase in total size of the house and does not overwhelm the historic building. The rear fenestration is traditional and

appropriate for the house and historic district, and the proposed roof deck at the roof of the rear extension is a typical feature found at rear extensions within the district.

**Recommendation**

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