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

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| Landmark/District: | Capitol Hill Historic District | (x) Consent |
| Address: | 717 6th Street SE NW | |
| Meeting Date: | May 23, 2019 | (x) Alteration |
| Case Number: | 19-315 | (x) Concept |

The applicant, Jennifer Fowler, agent and architect for property owner Nadia Zarinkia, requests the Board's review of a concept to construct a three-story addition at the rear of this noncontributing three-story house.

The row 715 to 731 6th Street was erected in 1969. None of the houses have received additions. From a zoning point of view, they lack a great deal of unused lot occupancy, but they possess more than is immediately apparent, because the alley and parking in the middle of the square occupies the rear of the house lots.

As a noncontributing building, the standard for review of its alteration is compatibility with the character of the historic district, rather than also the retention of character-defining features of the subject property. The proposed addition is relatively shallow and, at only ten feet, is subordinate to the larger original mass. A three-story addition is appropriate to and consistent with this three-story row, and the grade is higher at rear, where the addition would read as half a story lower.

Most of the house's present rear wall will be demolished. An areaway would be demolished as well, to be replaced behind the new addition. No site work is proposed beyond the provision of the back steps, and no alteration of the façade is shown. Fiber-cement siding not to exceed six-inch exposure is to be the addition's main exterior material, common enough these days and compatible for a rear addition.

Aside from a roof vent, exterior mechanical equipment, existing or proposed, has not been depicted.

Recommendation

HPO recommends that the Board approve the concept as compatible with the character of the historic district and consistent with the purposes of the preservation law, with further review delegated to staff.