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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	647 G Street, SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	April 27, 2023	<input type="checkbox"/> New Construction
Case Number:	23-096	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Lionell Properties LLC seeks ongoing concept review for a three-story rear and basement addition to a property located in the Capitol Hill Historic District. When the Board reviewed the project in December 2022, it found the addition and front areaway to be incompatible with the Capitol Hill Historic District. When the Board reviewed a revised concept in February 2023, it found there was still not sufficient information to understand the extent of proposed demolition and did not vote. When the Board reviewed the concept again in March 2023, there was additional information on the extent of framing demolition and retention showed. However, there were discrepancies in the size and shape of the building in the plans and numerous typographical errors, and thus concerns about the accuracy of the drawings. In an abundance of caution, the Board again did not vote.

Revised Proposal

The applicant has provided a professional survey of the property, and the shape and size of the building appear to consistently match that shown in the survey.

Evaluation

The thrice-revised project is in line with many previous Board approvals and is compatible with the Capitol Hill historic district.

Recommendation

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

Staff contact: Moira Nadal