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

Landmark/District: **Capitol Hill Historic District** (x) Consent calendar
Address: **116 5th Street SE**
ANC: **6B** (x) Concept

Meeting Date: **September 28, 2023**
Case Number: **23-439** (x) Alteration

Property owners Sharon Rosenfeld and Jeremy Root, with drawings by architect Raymond A. Novitske, seek concept review for a partial third-story and rear addition.

Property Description

No. 116 5th Street SE is a two-story bay-front brick rowhouse on a raised basement. The row was erected by August Getz for Daniel J. O'Connor in 1900. An end unit on the row, it abuts 114 5th, a flat-front house that is several feet shorter.

Proposal

The existing second-story rear roof deck would be enclosed and a partial third story erected. The third story would extend back over the rear ell 36.5 feet, with a twelve-foot-long four-and-a-half-foot wide sloped stair penthouse extending forward on the main block's roof. The partial third story would have a maximum height of almost nine feet. The addition would be clad in fiber-cement lap siding on all sides. At the rear elevation, the enclosed second-story porch would be largely screened, and there would be a shallow Juliette balcony at the third story paired doors. The south addition elevation would be blank, and at the north elevation there would be four one-over-one clad windows.

Evaluation

The applicant erected a lumber mock-up of the initial submission that proved to be partially visible along the street. The applicant then revised the massing and size of the proposed addition and eliminated the visibility. As designed, the addition is not anticipated to be visible, putting the proposal in line with previously approved projects.

Recommendation

HPO recommends the Board approve the concept as compatible with the character of the Capitol Hill Historic District and delegate further review to staff.

Staff contact: Moira Nadal