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

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Property Address:	<b>1128 6<sup>th</sup> Street, NW</b>	<input type="checkbox"/> Agenda
Landmark/District:	<b>Mount Vernon Square Historic District</b>	<input checked="" type="checkbox"/> Consent Calendar
		<input type="checkbox"/> Denial Calendar
		<input checked="" type="checkbox"/> Concept Review
Meeting Date:	<b>May 23, 2019</b>	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	<b>#19-215</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Brendan Meyer</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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The applicant, owner 1128 Sixth Street LLC, seeks concept approval for a three-story rear addition to a two-story contributing rowhouse in the Mount Vernon Square Historic district. Plans were prepared by Axis Architects.

**Property Description and Context**

The 1100 block of 6<sup>th</sup> Street is characterized by two- and three-story rowhouses built between 1880 and 1900. The houses feature projecting bays and corbeled brick cornices. The house rests on a tall basement and is the northmost house in a group of five houses built in 1881. At the rear the house still possesses its rear wing and enclosed sleeping porch, and the alley is dominated by a post-war garden apartment complex occupying the west half of the square.

**Previous Review and Revisions**

In April the applicant proposed to demolish the rear wing and twelve feet of the roof to accommodate a four-story, 42-foot tall rear addition. The third floor was to extend on top of the house and have a 20-foot setback from the front and a partial fourth floor with a canted back front elevation would set back 42 feet from the front. The Board expressed concerns about the size and prominence of the rear addition and advised the applicant to reduce the height of the addition from four stories to three stories (Vote 5-1).

The applicant has responded positively to the Board's advice and has revised the size of the addition to three stories. Removing the fourth floor from the concept eliminates the minor visibility that the addition would have had from 6<sup>th</sup> Street. The lowered rear addition would now stand at 34 feet; about 4 feet lower than the adjacent property to the south. The exterior fire stair on the rear has also been reduced in height because it now serves the second floor instead of the third.

**Evaluation**

The revised concept for the addition is compatible with the house because it does not substantially change the massing and scale of the house or its relationship with neighboring rowhouses.

**Recommendation**

*The HPO recommends that the Board find the concept for a three-story rear addition to the two-story rowhouse at 1128 6<sup>th</sup> Street NW to be compatible with the character of the historic district, consistent with the purpose of the preservation act, and that final approval be delegated to staff.*

*Staff contact: Brendan Meyer*