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

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Property Address:	<b>1100 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>November 30, 2023</b>	<input type="checkbox"/> Alteration
H.P.A. Number:	<b>22-274</b>	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Bonstra Haresign Architects, on behalf of owner Aydin Hayri, seeks concept review for four-story and seven-story additions to 1100 6<sup>th</sup> Street NW, a contributing property in the Mount Vernon Square Historic District. The Board saw this concept in May 2022 and approved the project's general height and massing. The Board reviewed this further in October 2023 when it advised that the first floor of the L Street elevation needed to be simplified.

### **Property Description and Context**

The site was originally four building lots fronting 6<sup>th</sup> Street which are now combined by subdivision into a single lot. The sole surviving historic building on the lot is a substantial three-story, gable-roofed house on the corner, originally constructed in 1855 for owner James Essex. Essex House originally had an attached house on its north and a rear wing set back from L Street.

### **Proposals and Revisions**

The L Street elevation has been simplified by rearranging the windows and doors of the ground floor, filling in the recessed entry adjacent to the rear of Essex House, and revising the material to red brick to match the 6<sup>th</sup> Street elevation and Essex House.

### **Evaluation**

The revisions respond positively to the Board's advice to simplify the first floor of the L Street elevation. The arrangement of openings and new red brick color now evoke the historic pattern of one-story buildings and additions that used to be attached to Essex House and, taken together, provides a well composed plinth to the stories above.

### **Recommendation**

*The HPO recommends that the Review Board find the concept of a four-story addition on 6<sup>th</sup> Street and a seven-story addition on L Street to be compatible with the character of the historic district and consistent with the purpose of the preservation act, and delegate final approval to staff.*

*Staff contact: Brendan Meyer*