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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	712 A Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	October 25, 2012	<input checked="" type="checkbox"/> Alteration
Case Number:	12-561	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners David Michaels and Juliet Macur, with drawings prepared by Jennifer Fowler, request concept approval for a two-story rear addition to 712 A Street, SE in the Capitol Hill Historic District.

Property Description

712 A Street, SE is a two-story, brick, flat-front house constructed in 1887. The house currently includes a non-contributing, one-story sunroom addition at the rear, but it is still the shallowest house in the row comprised of 704-720. The backyard opens into a service-based alley.

Proposal

The applicants propose to remove the one-story sunroom and replace it with a two-story rear addition. The addition would continue the width of the existing house, including the side court on the left (west) side of the property. At 15' in depth and continuing the roof slope of the main block, the new addition would remain both shallower and shorter than the neighboring houses. Clad in hardiplank, the addition would feature a horizontal band of hardipanel between the first and second stories, one-over-one windows, and exterior doors leading to the rear yard and the existing access stairs to the roof.

Evaluation

The proposed addition will be flanked by larger properties on each side and remains deferential to the massing of the main block of the house. The project is compatible with the character of the historic district, the neighboring properties, and the historic house in overall massing, design, materials, and fenestration.

The plans show a fair amount of interior demolition on the first floor in order to open up living spaces. However, the retention of load-bearing elements on the second floor, and roof and floor assemblies throughout, allow the extent of demolition to remain within the boundaries outlined in the Board's regulations.

Recommendation

The HPO recommends that the Board find the concept to be consistent with the purposes of the preservation act and delegate final approval to staff. This finding should not be construed as approval for any necessary zoning relief.