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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	735 8th Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 24, 2013	<input checked="" type="checkbox"/> Alteration
Case Number:	13-090	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Kerschbaumer, LLC, with plans prepared by Diamond Enterprise, LLC, requests concept approval for a rear addition to 735 8th Street, SE in the Capitol Hill Historic District.

Property Description

Constructed as a dwelling and store in 1878, 735 8th Street, SE is a masonry Italianate building situated on present-day Barracks Row. The main block of the building is three stories in height, with a one-story addition and partial second story addition filling the backyard. A three-story accessory structure is sited at the rear, connected to the street-facing building by the one-story addition between the two. The property is separated from the residential and commercial buildings on 7th Street by the service-based rear alley.

Proposal

The applicants wish to construct a rear addition, which would infill the area between the three-story main block and the three-story accessory building. The plans suggest that the non-contributing, partial second story that exists now would be removed, with a new second story level inserted. A third level would be added, continuing the roofline of the main block. The new addition would be parged in stucco to match the side walls of the main block and the accessory building. A row of clerestory windows is proposed for the rear elevation extending above accessory structure.

Evaluation

Given the commercial nature of Barracks Row and the many changes that have been made to rear elevations of buildings along this street, the Board has been fairly flexible on proposals for new rear additions on this corridor. Some of these buildings already fill their lots entirely, and many feature a menagerie of rear additions, decks, mechanical equipment, and trash collection areas to serve restaurants. 731 8th Street, SE, which is two doors to the right (north) of the subject property, recently completed construction of a Board-approved three-story rear addition and a rooftop addition, both of which are partially visible from Barracks Row. At 524 8th Street, SE, the Board approved the construction of a visible, setback mezzanine level, which is sited atop a rear addition of relatively recent vintage.

The rear addition will be somewhat visible from 8th Street when viewed at an angle from the north. Currently, the terminating rear corner of the three-story main block can be seen, and the roofline and side wall of this area will continue once the addition is constructed. Because the new addition extends the existing roof slope and matches existing materials, it will not prove to be a visually distracting feature. The new rear addition will be visible from the alley, most obviously as it extends vertically behind the accessory structure. However, the alley building itself has been altered over time, and seeing a rear addition behind it will not significantly compromise its remaining character.

The addition, as proposed, is compatible with the character of the historic building, the commercial corridor, and the Capitol Hill Historic District in massing, materials, fenestration, and overall design.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.