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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	534 11th Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	December 16, 2010	<input checked="" type="checkbox"/> Alteration
Case Number:	11-066	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Joanne Gilles and David Hermann, with drawings prepared by Gay Hardwick, request conceptual approval for a two-story rear addition to 534 11th Street, SE in the Capitol Hill Historic District.

Property Description

Constructed in 1887, 534 11th Street, SE is a two-story brick residence with Italianate features such as elongated, two-over-two windows and period-appropriate front porch detailing. The second story is shallower than the first by approximately 12', and the first floor also includes a 6' x 8' "notch" on the south side. The rear wall of the first floor evidences structural damage, including a large crack.

534 11th Street, SE is separated from the neighboring house to the left (north) but that property's dogleg, and the rear walls of both structures are in the same plane. 534 is attached to the property to the right (south) and extends several feet deeper into the lot. The property is landlocked, with no alley in this square.

Proposal

The applicants propose to remove and rebuild the rear wall on the first floor. The existing 6' x 8' "notch" on the ground level would be filled in, maintaining the plane of the rear wall in its current location. The setback on the second story would be eliminated through the construction of a small addition measuring approximately 12' deep, thereby creating a flush, two-story rear wall. A one-story deck would be constructed at the rear of the property, backyard fencing replaced, and some modifications made to an existing shed. The addition would be clad in hardiplank, and the roof would slope to the south. Two tall windows on the rear elevation bring light into a stairwell inside, and while oversized, are not incompatible with the character of the historic district.

Evaluation

There is some visibility of the rear elevation of the house from G Street, via a view over neighboring backyards along 11th Street. However, the view is mostly obscured by a two-story

deck structure on the rear elevation of the corner property and by the subject property's location mid-block.

The addition is quite small in size, increasing the footprint by less than 50 square feet. Extending the second story to the present plane of the rear wall allows for a small sunroom and will have minimal impact on neighboring properties. The proposal is compatible with the historic house and with the Capitol Hill Historic District in its massing, height, materials, and overall design.

The final plans should denote the use of *smooth-faced* hardiplank and windows with *true- or simulated-divided lights*.

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.