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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	733 8th St SE	<input type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	July 1, 2021	<input checked="" type="checkbox"/> New Construction
Case Number:	21-375	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Dowel-8th Street II, LLC, with drawings by Square 134 Architects, seeks concept review for demolition of a non-contributing building and construction of a four-story building on a property located in the Capitol Hill Historic District.

Property Description

733 8th Street SE is a two-story brick building constructed in 1975 for Semih Ustun and Barrett Linde. It is flanked by three-story contributing buildings.



Contextual views of 733 8th St SE, location of property indicated with arrow

Proposal

The existing non-contributing building would be replaced with a four-story brick building with roof decks. The total height to the top of the rooftop deck parapet wall is 115 feet. The building would be just over 87 feet deep. There would be a storefront at the first floor covering about two-thirds of the elevation, with a recessed areaway in the southernmost bay. At the second and third stories would be projecting balconies spanning all three bays. The rear (west) elevation would have windows and a rear entry at the first floor and balconies on the uppermost three stories.

Evaluation

There are a variety of heights and architectural styles found along the 8th Street/Barracks Row commercial corridor. The fourth story will be taller than the adjacent buildings, and tallest in this area, but will fit comfortably into the up-and-down roofline rhythm. The additional height has been mitigated by establishing the primary cornice line at the top of the third floor, roughly in line with the flanking three-story buildings, and treating the fourth story as an attic story with smaller windows.

The top of the rear elevation will be visible from 7th Street, as is the previously approved rear addition at 731.

The applicants have worked with HPO and the community to incorporate suggested revisions that have improved the compatibility of the design since submitted, including eliminating a penthouse and revising the proposed masonry colors to better relate to the Capitol Hill Historic District. However, two additional revisions are recommended. The recessed areaway on the front elevation remains an awkward feature for a commercial streetscape, creating a void in the front elevation and a pit immediately adjacent to the public sidewalk. It is recommended that the areaway either be eliminated or modified to provide glazing in the front to appear like a fixed full-light wood door; it could remain open on the side elevation which would not be particularly noticeable from the sidewalk. The second suggested revision is to remove the shallow balcony at the third floor and convert the single door to a third window to align with the others on this story. While balconies are not uncommon on the top of first stories of commercial buildings, repeating balconies on upper floors are not found in the historic district and results in an overly-busy front elevation.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill Historic District, with revisions made to the front areaway and third floor balcony, and delegate final approval to staff.

Staff contact: Moira Nadal