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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	1205 Walter Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	March 28, 2013	<input checked="" type="checkbox"/> Alteration
Case Number:	13-181	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Theresa Owens and Anthony Rebor, with plans prepared by Fowler Architects, requests concept approval for a two-story rear addition to 1205 Walter Street, SE in the Capitol Hill Historic District.

Property Description

During 1912 and 1913, developer Harry Kite constructed 1205-1253 Walter Street, SE. The bayfront houses at 1200-1203 Walter were developed separately by David H. Turner. The continuity of porch-front houses along the row, along with the single-lane of one-way traffic, have created an intimate and picturesque block.

Though the front elevations of houses along Walter Street are largely unchanged, a number of rear additions, rear decks, and garages have provided variety in alley views. The subject property is situated next to the alley entrance, resulting in some visibility of the side elevation from the street.

Proposal

The applicants propose to construct a two-story rear addition that extends the width of the lot and projects 9'-4" in depth from the existing rear wall. The depth will be minimally deeper than the abutting property at 1207 Walter. The roofline of the addition will continue the roof slope of the main house, and the addition will be clad in hardiplank siding.

Evaluation

Given its comparatively small size, the addition is subordinate and deferential to the historic house. Though the side wall of the addition will be somewhat visible from Walter Street due to the alley, the addition is set back considerably from the front wall of the house and is modest in size. The proposed massing, overall design, fenestration, and materials are compatible with the house and with the character of the Capitol Hill Historic District.

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.