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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	18 7th Street, NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	October 27, 2011	<input checked="" type="checkbox"/> Alteration
Case Number:	11-517	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Konstantinos Souzios, with drawings prepared by Trout Design, requests concept approval for the removal of a non-contributing rear addition.

Property Description

Designed and built by prolific Washington developer Diller B. Groff in 1884, 18 7th Street, NE is a two-story, brick bayfront residence. The property also includes a two-story carriage house at the rear. During the late twentieth century (likely the 1970s), a rear addition was constructed to connect the main residence on both floors to the carriage house. The addition resulted in lot coverage of 100%, the loss of the open rear yard, and likely related alterations to the carriage house to remove the preexisting access doors to the alley in favor of more residential fenestration.

Proposal and Evaluation

The applicants propose removal of this later addition, thereby reopening the backyard. The work will necessitate reconstruction of portions of the rear wall of the house once the addition is removed, construction of a spiral staircase in the reopened backyard to connect the second floor of the carriage house to the yard, and reinstallation of access doors at the rear of the carriage house to provide parking access.

Removal of this non-contributing rear addition will reinstate the early footprint of the property, relieve what is somewhat overwhelming massing at present, and allow the rear elevation of the main house and the yard-facing elevation of carriage house to again be exposed.

The plans show extensive interior demolition, much of which is understandably necessary in order to return the living spaces closer to their original (pre-addition) layout. However, the final construction drawings should clearly note the retention of major floor and roof structures and load-bearing walls in order to retain these original, extant elements of the building.

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.