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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	212 7th Street, SE	<input checked="" type="checkbox"/> Consent
		<input type="checkbox"/> Concept
Meeting Date:	June 30, 2011	<input checked="" type="checkbox"/> Alteration
Case Number:	11-242	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Restaurant owner Ari Gejdenson, with drawings prepared by McAllister Architects, requests Board approval for the construction of a one-story rear addition to the commercial property at 212 7th Street, SE in the Capitol Hill Historic District.

Property Description

Constructed in 1928 as an apartment building, the ground floor has long served retail use, most recently for a new restaurant that spans both storefront bays. The building opens into a service-based alley at the rear, which is bordered by commercial buildings along 7th Street and by residential properties along 8th Street and North Carolina Avenue. The rear yard of the subject property includes a fenced patio area, followed by parking spaces accessed from the alleyway.

Proposal

The owner proposes to construct a one-story rear addition that will occupy the existing patio space at the rear of the building, proving enclosed space for seating. The addition will extend the width of the building, maintaining an existing side court, and will project approximately 10' from the existing rear wall. The north-facing side wall will follow the curvature of an existing cinderblock privacy wall. The addition will be clad in stucco, with windows placed several feet above the floor to accommodate tables on the interior.

Evaluation

At one-story and rather shallow in depth, the addition is certainly deferential to the main block of the building and will be one of several existing rear additions along this commercial row. The simple design is compatible with the character of this 1920s building and with the Capitol Hill Historic District, and it will be an unobtrusive addition to the alleyscape. The applicants are encouraged (though not required), as part of parging the new addition in stucco, to also extend this treatment to the existing cinderblock wall.

Recommendation

The HPO recommends that the Board approve the proposal as consistent with the purposes of the preservation act.