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

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>317 7<sup>th</sup> Street, SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>September 18, 2014</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>14-519</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Sarah VanLandingham</b>	<input type="checkbox"/> Demolition
	<b>Frances McMillen</b>	<input type="checkbox"/> Subdivision

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Applicant 317 7<sup>th</sup> Street Associates, LLC with plans prepared by Eric Blodnikar, requests concept review for a rear addition to 317 7<sup>th</sup> Street SE in the Capitol Hill Historic District.

**Property Description**

The property is a two-story brick row building built in 1885 as one of a set of eight dwellings. A front porch and balcony were added later. There is an existing rear first floor addition constructed after the period of significance. This section of 7<sup>th</sup> Street, adjacent to Eastern Market, is now primarily small-scale commercial.

**Proposal**

The proposal calls for building a rear addition atop an existing one-story addition to fill in the dogleg and extend a two-story mass back a total of 23 feet beyond the rear wall of the historic building. Matching the existing addition, the new addition will be built out of CMU blocks. Both old and new sections will be finished with smooth trowel stucco and then painted. The entire rear addition will remain subordinate in size to the historic building.

Four new skylights- two in the historic building and two in the addition- will be added to the roof. Mechanical equipment will be located on the roof at the rear of the addition. The appearance of the façade of the building will remain largely unchanged apart from cleaning up the existing porch and making repairs or replacements in-kind where necessary.

**Evaluation**

This building has undergone many changes from its original design. The rear addition will not be visible from the street. Although it is large, there is precedent for similarly-sized additions on this block and the alley behind the building has seen significant changes over time. Finishing the rear addition in smooth painted stucco will be an improvement over the existing conditions.

**Recommendation**

*The HPO recommends that the Board find the concept consistent with the preservation act and compatible with the Capitol Hill historic district with the condition that the applicant work with HPO staff on the detailing of any necessary new windows on the façade and to ensure that all skylights, roof forms, and mechanical equipment are not visible from 7<sup>th</sup> Street.*