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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>316 10<sup>th</sup> Street SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>December 15, 2016</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>17-079</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Gabriela Gutowski</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Stefanie Doeblner, with plans prepared by architect Jennifer Fowler, seeks concept review for a two-story rear addition with cellar in the Capitol Hill Historic District.

**Property Description**

The subject property is one of four brick rowhouses built by W. Price in 1880. The primary façade features a half-hexagon brick bay at the first floor, one-over-over double-hung windows, and a corbeled brick cornice. The rear of the building also features double-hung windows and a two-story dog-legged extension. The rear façade is not visible from any streets.

**Proposal**

The plans show the removal of the two-story extension, infilling the dog-leg, and constructing a two-story rear addition. The addition would have a sloped roof and would extend 14'0" into the rear yard. The rear façade of the addition would be clad in PVC and feature paired aluminum doors flanked by single-light side-lights at the first and second floors. The second floor doors would lead to a metal Juliet balcony. Horizontal Hardi-plank siding and trim would clad the secondary south and north elevations.

**Evaluation**

The removal of the existing rear extension and the construction of an addition will not damage or destroy significant architectural features at the rear façade. The addition is subordinate in size to the original house, will not be visible from the street, and extends a comparable distance into the rear yard as other extensions within the row. The proposed materials and fenestration at the rear façade are simply designed and appropriate for the house and historic district. Based on these findings, the proposal is compatible with the character of the house and the historic district.

**Recommendation**

*The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District and delegate final approval to staff.*