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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1007 8th St SE	<input type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	December 2, 2021	<input checked="" type="checkbox"/> New Construction
Case Number:	21-548	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Calle Ocho LLC seeks concept review for construction of an elevated wood deck structure in front of a non-contributing building in the Capitol Hill Historic District.

Property Description

The subject property is a one-story commercial building constructed in 2015 with the intention of being temporary. The building is set back from the corner of 8th and L Streets. Currently used as a beer garden, there is a large outdoor seating area that is enclosed with a perimeter fence. A lean-to canopy has been added to create a covered outdoor area.



Views of 1007 8th St SE from L Street



Views of 1007 8th St SE from 8th Street

Proposal

The existing open outdoor seating area would be partially enclosed through the addition of a wood deck structure measuring over 60 feet deep and about 30 feet wide. The building itself is 64 feet deep and 18 feet wide. The height of the elevated deck railings would be at the height of the building's cornice, below the stepped parapet. Screening walls with graphics almost as tall as the building would be added outside of the fence line along L Street and 8th Street. Outside of the deck would be stairs leading up to the elevated second level, and a wheelchair lift.

Evaluation

Both 1003 and 1005 8th Street SE appear on the 1857 Boschke Map. There are contributing buildings on all sides of this, except for a non-contributing building across 8th Street. Across L Street is an individual landmark, the Navy Yard Car Barn (popularly referred to as the Blue Castle). Although intended to be temporary, 1007 8th Street was designed in a way to respect the scale of the nearby historic buildings.



Aerial view of the subject property (indicated with black dot) in context from History Quest. Darker shades of orange indicate older buildings, bright yellow shows more contemporary construction.

Wood decks are usually found at the rear of properties in the Capitol Hill Historic District. When visible from the street, they are clearly of a secondary nature and seen on corner properties or via through-block viewsheds. Here, the double-height deck proposed occupies the same amount of visual space as the building to which it is being attached. And, the deck is proposed for a corner lot, where it will be visible from multiple streets. This is not compatible with the ways that outdoor seating areas have been created or expanded in the historic district.

It was recommended that the applicants explore breaking up the massing of this seating area so that the deck would not be double height. One option proposed by HPO would be to raise the stepped parapet walls of the building to create a roof deck, eliminating the raised deck level. Instead, screening walls were added to the design, providing further wall space for graphics and signage but not addressing the visual impact or size of the deck.

Recommendation

The HPO recommends the Board find the project incompatible with the Capitol Hill Historic District, and recommend the applicant explore less visually obtrusive ways to expand seating.

Staff contact: Moira Nadal