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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 checked="" type="checkbox"/> Agenda
Address:	<b>1007 8<sup>th</sup> Street SE</b>	<input type="checkbox"/> Consent
ANC:	<b>6B</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>July 28, 2022</b>	<input checked="" type="checkbox"/> New Construction
Case Number:	<b>22-363</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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

### **Previous Proposal**

The previous proposal, reviewed by the Board in December 2021, was for a two-story deck in the open lot area adjacent to 1007 8<sup>th</sup> Street measuring over 60 feet deep and about 30 feet wide.

The Board found the idea of a raised deck on the property to be viable, but that it needed to be pulled back and connected to the existing building, replacing the existing shed canopy, reduced in its projection, and that the elevator and straight run stairs be better integrated into the structure.

### **Current Proposal**

The existing shed roof is extended toward 8<sup>th</sup> Street. The footprint of the deck has been reduced by five feet, pulled back from L Street. The switchback stair facing L Street has been reconfigured to a straight run on the 8<sup>th</sup> Street side. This and parallel stair now both start forward of the deck structure by several feet. The wheelchair lift at the L Street side is now taller than previously shown and extends a few feet above the deck railings.

The height of the deck appears unchanged. Umbrellas are not shown on these drawings but some type of cover on the upper level of the deck is more than likely to ensure user comfort. The railings along L Street have been replaced with glass panel railings.

Additional large screen walls for graphics and advertisements have been added along the 8<sup>th</sup> and L Street elevations of the deck structure and are now shown to abut the one-story building on 8<sup>th</sup> Street.

### **Evaluation**

Large decks and sleeping porches are found at the rear of many properties in the Capitol Hill Historic District. When visible from the street, they are clearly of a secondary nature. Here, the double-height deck proposed occupies the same amount of visual space as the building to which

it is being attached. The revisions made have not resulted in a compatible outdoor seating area for this historic district.

The “screen walls,” instead of reducing the visibility of the deck structure, add opacity and visual noise to the structure. If used for signage and advertisement, these surfaces would exceed the amount of signage allowed by code under the Signage Regulations. They also add solidity to what was previously an open structure.

The minor revisions made do result in a design compatible with the historic district, and in some ways the current proposal is less compatible than the prior. This type of structure would be compatible at the back of a property where not clearly visible from the public rights-of-way, but this is a corner property and so that location opportunity does not exist here.

**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*