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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	434 10th Street, S.E.	<input type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input type="checkbox"/> Alteration
Meeting Date:	September 29, 2022	<input checked="" type="checkbox"/> New Construction
Case Number:	22-434	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Syga Thomas seeks concept review for a new three story above raised basement structure at a property in the Capitol Hill Historic District.



1107 10th St SE is the center open lot

Property Description

The structure originally located at 1107 10th St SE was built in 1889 for J. D. McGuire. Designed by Glenn Brown and built by A. J. Fisher, this was one of ten built under the same permit (919-927 Potomac Ave SE, 1103-1111 10th St SE). Although demolished, we can see from the rest of the matching row that this would have originally been a two-story brick building with jack arched window openings and a stepped brick dentil cornice.

Proposal

The new building would be just under 12 feet wide, 27.5 feet deep, and more than 40 feet tall. A three-story rear deck is proposed, along with a roof deck. The main entry stairs and stoop project

11.5 feet forward. The front basement stairs run parallel to the face of the building and have their own walk leading from the back of the sidewalk. Both stairs are shown to be metal. The façade is shown as brick with the side and rear elevations shown as siding.

Evaluation

The concept raises several compatibility concerns that should be addressed before given approval by the Board:

1. The proposed building is about a half story taller than the tallest building on this block, a floor and half taller than its closest flanking neighbors and out of scale with the context. The first floor of the building should be lowered to grade with the raised basement eliminated to bring it more in the range of building heights on this block.
2. The proposed basement entrance is not consistent with the principles in the HPRB's *Preservation and Design Guidelines for Basement Entrances and Windows*, with the shallow front yard dominated by runs of stairs. The elimination of the raised basement and reduction of the main entry stairs would solve the problem and provide more space for landscape. The Board has typically required that no more than 50% of front yards be paved or consumed by stairs and areaways so that the majority remains a part of the continuous planted landscape that runs through the streetscapes of this and other rowhouse historic districts.
3. In order to achieve general compatibility with the cast iron stairs that predominate in the historic district, the design of the new metal stairs should include open expressed stringers, risers with a 50% open perforated design, a hierarchy of newel and baluster, and smooth or grooved treads and stoop. It isn't clear from the drawings if the proposed stairs meet these design standards.
4. The design for the front door should be revised by adding height to the transom and changing the door style to more closely relate to the style of doors found on other flat fronted houses in the historic district. The Board's *Door Repair and Replacement* design guideline provides a variety of appropriate examples.
5. HPO seeks the Board's direction on whether the side walls of the building should be brick. While it is likely that they will at some point be covered with adjacent new construction, clapboard is not a typical material found on exposed party walls. The Board has typically required brick sidewalls on brick-façade alley buildings and it seems logical that this same principle would apply to street-facing buildings.
6. The Board has not generally supported visible roof decks in rowhouse neighborhoods and because of the height of the proposed building, in addition to it being fully detached, the roof deck is likely to be visible from multiple perspectives along 10th Street and nearby streets. It is recommended that the roof deck be eliminated.

Recommendation

The HPO recommends the applicant make the above revisions and improvements and return to the Board.



*Block plan from HistoryQuest showing three open lots where matching row was demolished.
1107 10th St SE marked with red star*



Views of intact portion of matching row on Potomac Avenue



Views along 10th Street

Staff contact: Moira Nadal