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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	14 7th Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	June 28, 2018	<input checked="" type="checkbox"/> Alteration
Case Number:	18-365	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Amias and Margaret Gerety, with plans prepared by architect Stephen Lawlor, seek concept review for a two-story rear addition at the building located in the Capitol Hill Historic District.

Property Description

14 7th Street, SE is located mid-block between East Capitol Street and A Street, SE. Built c. 1887, the building is three-stories tall and features a full-height half-hexagon bay at the primary elevation. A two-story ell wing extends off the rear elevation. The rear of the property is minimally visible for a limited vantage point from A Street.

Proposal

The plans call for a new third floor constructed above the two-story rear wing extension. The new third floor would be clad in Hardi-plank siding and feature three banked two-over-one double-hung windows. Additionally, the plans call for the construction of one-story addition at the existing side-court. The side addition would be clad in brick and feature a flat roof with sky-lights. The new third floor addition would be minimally visible from A Street.

Evaluation

The proposed third floor addition is compatible in height, mass and materials with the historic district. It will conform in footprint to the existing two-story wing and will not extend the full width of the building, and there are other similarly scaled three-story rear additions within the row. The use of Hard-plank will differentiate the addition from the existing two-story wing and allow the building's historic volume to remain legible. The proposed side-court addition will be limited to the ground floor, thus retaining the memory of the dog-leg at the rear elevation. The alterations at the rear will be only slightly visible from A Street from a distance and through mature vegetation; this amount of visibility will be seen in combination with other rear elevations and additions within the block and will have little to no impact on the street-scape.

Recommendation

The HPO recommends that the Board find the concept to be compatible with the historic district and to delegate further review to staff.

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