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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>15 8 St SE</b>	<input checked="" type="checkbox"/> Consent
ANC:	<b>6B</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>March 25, 2021</b>	<input checked="" type="checkbox"/> New Construction
Case Number:	<b>21-218</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicants Ted Jutras and Erica Stanley, with drawings by Morris Architects, seek concept review for construction of a two-story rear addition on a property located in the Capitol Hill Historic District.

**Property Description**

The subject property is a two-story brick semi-detached house that was constructed in 1877 along with its matching pair. There is an alley to the north of the property that affords views from 8<sup>th</sup> Street of the side, rear, and interior alley.

**Proposal**

The main block of the building is just over 28 feet deep, with a rear ell (dogleg). The new rear addition would extend back just over 27 and a half feet and be slightly inset. The addition would be clad in brick. The new rear addition would have French doors on the first floor and large windows on the second, separated by a panel of Hardi board.

**Evaluation**

The block has most doglegs intact, but the matching pair to this building has a full-width addition. The small inset proposed shows that this would be a secondary rear addition and not part of the main block. The property has unique visibility towards the rear due to being freestanding on one side and adjacent to an alley. However, the partially visible addition is compatible in form and materials. Partially visible additions in similar conditions have been previously considered to be compatible by the Board.

**Recommendation**

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

*Staff contact: Moira Nadal*