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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>18 8<sup>th</sup> Street NE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>December 15, 2016</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>17-043</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Gabriela Gutowski</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicants Micha Winkler Thomas and Brian Thomas, with plans prepared by architect Jennifer Fowler, seek concept review for a two-story rear addition in the Capitol Hill Historic District.

### Property Description

The subject property is one of three two-story brick rowhouses built c.1887. Of the three houses, the neighbor, number 14, has the most historically intact primary façade, featuring a highly decorate door pediment, cornice and window lintels. Number 18, the property in question, lost its decorative door pediment and cast-iron stair and landing. The decorative window lintels at the first floor were removed, the two window openings modified in size, and tripartite single-pane windows installed along with brick infill. The rear façade is brick and features a small non-historic one-story extension at the basement and partial first floor with a first floor deck and stairs leading to the rear yard. The rear façade is not visible from any streets. A one-story front gabled garage is located at the rear of the property.

### Proposal

The plans show the removal of the extension at the basement and first floor and the construction of a two-story plus basement addition. The addition would extend approximately 10' 0" into the rear yard and feature a 3'0" deep first floor deck. A 3' 0" deep balcony would project from the second floor. Both the deck and balcony would be constructed of salvaged wood. The addition would be clad in brick and feature tripartite single-light sliding doors and sidelight.

### Evaluation

The removal of the existing rear extension and the construction of additions will not damage or destroy significant architectural features at the rear façade and roof. The addition is subordinate in size to the original house and will not be visible from the street. The proposed materials and rear fenestration are traditional and appropriate for the house and historic district. Although the extension would extend farther than the immediate neighbor's rear "el", it will not extend as far as other extensions with the block and other full-height rear additions are present within the block. Based on these findings, the proposal is compatible with the character of the house and the historic district.

**Recommendation**

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