

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

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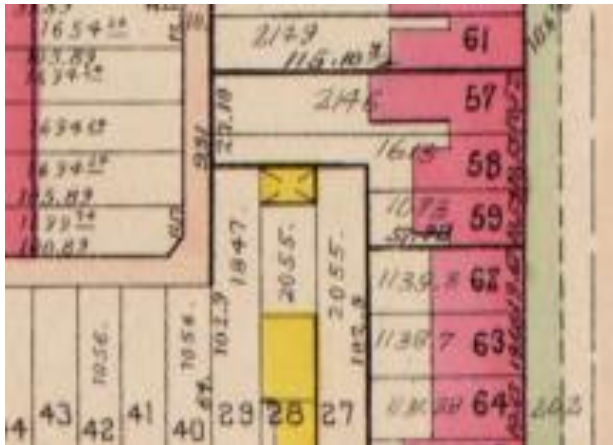
Landmark/District:	Capitol Hill	<input type="checkbox"/> Agenda
Address:	210 10 <sup>th</sup> Street NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	April 27, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	17-296	<input type="checkbox"/> New Construction
Staff Reviewer:	Imania Price	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owner Nantucket Holdings LLC seeks conceptual review for a two-story rear addition with a side court infill, rear deck, and removal of a non-contributing garage.

**Property Description**



The property was constructed in 1907 by architect M.T. Vaugh and builder W. Abbott for A.R. Townsend. Vaugh also constructed two homes on each side of the property. This two-story house currently includes a cast stone façade and rear sleeping porch. The rear of the property has a one story concrete garage. The property includes a dogleg court measuring 4' in width. The rear of 210 opens into an alley, and the neighboring houses include a variety of porches, rear additions, and carports.

**Proposal**

The applicant proposes to remove the non-contributing concrete garage and to infill the side court with a two story addition. The windows on the front façade would be replaced in kind in the original openings. A rear deck and interior basement extension are also proposed. The rear elevation of the addition will be clad in hardi-plank. The addition would continue the roofline of the existing row houses.

**Evaluation**

The proposed addition is modest and subordinate in massing and footprint, and the design and materials are consistent with the character of the Capitol Hill Historic District. There will be no visibility from 10<sup>th</sup> street.

**Recommendation**

*The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.*