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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	223 8th Street, N.E.	<input type="checkbox"/> Consent
ANC:	6A	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	September 29, 2022	<input type="checkbox"/> New Construction
Case Number:	22-329	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Rashmi and Wade Sutton, with plans by Lacy Brittingham, seek concept review for a three-story rear addition and rooftop addition at a property located in the Capitol Hill Historic District.

Property Description

223 8th Street NE was built in 1886 by T. M. Carpenter as one in a row of eight. There is an existing ell (dogleg) at the rear. It appears doglegs are intact in the whole row.

Proposal

The existing rear ell and deck would be demolished and replaced with a full-width addition extending back 36 feet. The upper two stories on the rear addition have an inset that roughly replicates the inset of the historic dogleg. At the third story, the addition would extend forward onto the main block a little over six feet. The height of this rooftop addition would be about eight feet. The rear elevation would have large undivided windows and full-lite doors. The walls appear to be clad in a panel system of unspecified material.

Evaluation

The rooftop addition was mocked up and did not appear to be visible from 8th Street. It is unfortunate that the design does not retain and add on to the rear ell. However, the scale, materials, and design of the addition are compatible with this historic district and in line with many previous approvals. The Board has often approved the infill of a dogleg on the first floor when there is an inset on the upper stories. The compatibility of the addition as seen from the alley could be improved by revising the window and door configuration as well as exploring a more traditional cladding material like a siding 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