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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>229 10<sup>th</sup> Street SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>February 25, 2016</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>16-207</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Sarah VanLandingham</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Utku Aslanturk, with plans prepared by architect Jennifer Fowler, seeks concept review for a rear addition and garage.

The subject property is a small semi-detached two-story frame house with a front porch. There is no permit on file, but based on its size and materials, it likely dates to before 1870. The front porch and siding are rather deteriorated. The house abuts another house on the north side to the neighboring property but is separated on the south by a 4'6" side yard. A one-story CMU addition was added to the rear of the building at some point in the past. There is a deck on top of the addition.

A one-story garage is located at the rear of the property, but maps indicate that it does not date from the historic district's period of significance.

### **Proposal**

The plans call for removing the one-story addition and constructing a new two-story one spanning the full width of the property. The addition would extend almost sixteen feet from the rear wall of the historic building. It would be clad in fiber-cement lap siding with a six-inch exposure. The rear elevation would feature four evenly-spaced double-hung windows on the second floor and three plus a door on the first.

The front windows will be replaced with new two-over-two wood windows, and the existing siding will be replaced with wood clapboard in a six-inch exposure. The sagging porch will be restored.

The plans also call for removing the existing garage and replacing it with a new two-story brick garage with a traditional pattern of fenestration on the alley side. The new garage will be 20' tall and 20' deep.

### **Evaluation**

The existing rear addition does not date from the period of significance, so there is no issue with its being removed. The proposed addition would be visible through the gap between 229 and

231, but is set back 21.5 feet from the front of the building and is compatible in its design. The semi-detached condition of this house is a character-defining trait, but the substantial setback of the addition and the narrowness of the side yard ensures that it will continue to read as semi-detached from the street. The Board has previously found similar additions to be compatible in Capitol Hill, including at 535 6<sup>th</sup> Street SE (HPA 13-454), 202 9th Street SE (HPA 13-383), and 715 East Capitol Street SE (HPA 08-280).

The Board has typically found fiber-cement board siding to be acceptable for rear additions to historic houses. The simple fenestration of the rear elevation is in keeping with the character of the building and the historic district. The restoration of the façade will improve the exterior of this building and return it to a more historically appropriate appearance.

Replacing a noncontributing garage does not raise preservation concerns. A new two-story carriage house would not be incompatible given the alley context. The proposed garage's materials and fenestration are in keeping with historic carriage houses and garages found in Capitol Hill. The proposed height is appropriate for a two-story alley building.

**Recommendation**

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