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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	508 7th Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	December 21, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	18-069	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner, Benjamin Flowers, with plans prepared by architect Michael Fowler, seeks concept review to construct a two-story rear addition on a rowhouse in the Capitol Hill Historic District. The applicant is also filing with the Board of Zoning Appeals for three special exceptions.

Property Description

508 7th Street is a free-standing wood frame house, one of three two-story Italianate style houses that were built c.1874. The three buildings retain much of their shared architectural details except for a third-floor addition at 506 and the loss of the porch at 510. The block has a mix of building types; however, most of the buildings were built after 1949 and therefore are not contributing to the district. These buildings include nine rowhouses built in 1965; The Church of Jesus Christ of Latter-day Saints, built in 1961; and a small apartment building facing E Street built in 1966.

This block's alley runs north to south with entrances at E Street and G Street. The buildings facing 8th Street are commercial and most of them extend all the way to their property lines. The west side of the alley is dominated by a surface parking lot behind the small apartment building and paved access to the church's below grade parking lot.

Proposal

The plans call for the construction of a two-story rear addition extending eight and a half feet towards the rear property line. The addition would be the same width as the existing rear wing and will not extend the full width of the building. The exterior would be clad with Hardi-plank siding and feature regularly spaced one-over-one double-hung windows. The addition would be seen from E Street through a space between buildings.

Evaluation

The commercial block on 8th Street combined with the apartment building parking lot and church parking garage ramp results in a non-traditional alleyscape. The rear property line at 508 does not align with the alley itself. Instead, the rear yard abuts the parking lot behind 711 E Street. Although the proposed rear addition would extend farther than other buildings within the row, the additional depth would not be easily perceived from the alley. The addition would be seen

from a limited vantage point between buildings on E Street and seen in combination with other rear and side elevations. The proposed siding, fenestration pattern, and one-over-one double-hung windows are traditional and in keeping with secondary elevations within the district. The proposed size of the addition will overwhelm the existing wood frame building and the side court will be maintained.

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.

