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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	530 11th Street SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input type="checkbox"/> Alteration
Meeting Date:	January 30, 2020	<input checked="" type="checkbox"/> New Construction
Case Number:	19-046	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Joseph Boyle and Christina Fisher, with plans prepared by architect Jennifer Fowler, seek concept review for construction of a three-story rear and partial rooftop addition.



Front elevation of 530 11th Street, SE

Property Description

The two-story brick rowhouse was built for A. G. Pumphrey in 1875 as one of four. The row is intact and retains a high degree of integrity. They are the shortest buildings on their side of the block and face buildings at a higher elevation, the raised yards across the street indicating a difference in topography between the west and east sides of 11th Street.

Proposal

The rear three-story addition would retain a slight inset, maintaining the effect of a dogleg. The footprint of the addition would be about 20 feet deep with a three-foot inset from the property line. Extending an additional 11-and-a-half feet back from the rear addition would be a full

height multi-story porch. The addition would be clad in six-inch Hardi plank siding and the porch would be finished with Azek railings and column covers.

The roof addition would be set back a little under 17 feet back from the roof edge. The first roof additions would be a small deck and a clerestory pop up measuring five feet tall. Behind those, at a 24-and-a-half-foot setback would be a more substantial addition extending 32 feet back at an eight-foot height.

The new electric meter required for adding an additional unit will be located at the pass-through.



Visible lumber mock-up on roof of 530 11th St

Evaluation

The properties on this block mostly retain their rear doglegs and the four houses in this row have rear doglegs. The proposed rear addition retains the effect of the dogleg. The lumber mock-up of the rooftop addition reflects a previous iteration of the rooftop addition design and is a foot taller and forward of the currently proposed 8-foot addition. The mock up is visible from across the street and several other points along the 11th Street right-of-way.

The Board generally has not supported visible third story additions or roof additions, so a revised lumber mock up is needed to evaluate visibility. Staff has not yet seen a mock-up of the current configuration with the lower height clerestory pop up and revised height and location of the larger addition. As the mock up was minimally visible, it is likely that a non-visible addition can be accomplished either with the current revision or through moving the additions further back from the front of the property.

Recommendation

The HPO recommends the Board find the concept plans to be compatible with the Capitol Hill historic district, on the conditions that (1) the rooftop addition be reduced until it is not visible from the 11th Street right of way, and (2) that the revised design be mocked up for HPO staff to evaluate visibility; and delegate final approval to staff.

Staff contact: Moira Nadal