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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	530 8th Street, SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	October 23, 2014	<input checked="" type="checkbox"/> Alteration
Case Number:	14-707	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Brent Lightner of 530 8th St SE LLC with plans prepared by Chris French seeks concept approval for a side and rear addition to 530 8th Street SE in the Capitol Hill Historic District.

Property Description

Built in 1894, 530 8th Street SE is a detached brick bay-front two-story building with a raised basement in the vocabulary of a rowhouse. It was historically attached to another building at 528 that has since been demolished but was never attached to 532. A 6' side yard separates 530 from the larger 3-story brick building at 532. The subject building has a wide rear ell and historic maps show a changing rear footprint that includes what look like porches and one-story additions.

Proposal

The proposal calls for a side addition to fill in the narrow side yard and wrap around to a rear addition. Setback almost 2' from the existing face of the building, the 8th elevation will be brick with one-over-one windows and will carry over the banding on 530 to break up the façade. The addition would extend approximately 13' back from the current rear wall and complete a rectangle for a total footprint of approximately 27' wide and 66' deep. Excepting the façade, the addition will be clad in stucco-finish fiber cement panels.

The plans also include a roof deck with required secondary access stair. The deck would be setback 18' from the front of the building and 3'5" from the north side. Mechanical units would be located over the rear addition. The south elevation would extend beyond the neighboring building at 532 and may be slightly visible from G Street. The plans call for installing a "green screen" on that elevation to improve the view from neighboring houses.

Evaluation

The proposal to fill in the side yard is acceptable in this case because of the varied architecture and commercial character of this section of 8th Street. It is a dynamic landscape with buildings of different heights and styles that have undergone alterations. The façade's simple design is

compatible in materials, detailing and fenestration with the historic building while also being deferential to it in size and set back.

By setting back the third floor addition and locating it over the side addition, the design maintains the existing roofline of the historic building. The taller addition is appropriately located next to the taller neighboring building. Mechanical units have been accounted for and are located at the rear of the building. The roof deck has been reduced in size and setback to minimize visibility. Any glimpses of the roof deck from across the parking lot will have the neighboring building as a backdrop instead of being silhouetted against the sky further minimizing the impact.

The parking lot at 528 allows for long sightlines and the applicant has worked closely with staff to refine the design, reduce the size of the rooftop addition and rear stair, and minimize visibility from 8th Street.

Recommendation

The HPO recommends the Board find the concept compatible with the Capitol Hill Historic District and delegate final approval to staff.