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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	741 12th St SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	July 30, 2020	<input checked="" type="checkbox"/> New Construction
Case Number:	20-397	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Jeffrey Wagener, with plans prepared by architect Douglas Crawford, seeks concept review for construction of a two-story rear addition, roof deck, and one-story garage on a property located in the Capitol Hill Historic District.

Property Description

The two-story porch-front brick rowhouse was built for H.R. Howenstein in 1912 as one of three. Built under four permits for three houses at a time, there are twelve matching houses by Howenstein in this row. Of the three built under the same permit, none have a rear dogleg. At the alley there is a roll-top garage door into the rear yard.

Proposal

The full-width rear addition would extend back twenty and a half feet, with a rear deck, basement entrance, and spiral stair to the roof deck. The roof deck would be on top of the addition. The garage door would be replaced with a one-story fourteen-foot-tall garage with a pitched roof.

Evaluation

The addition will bring the rear elevation in line with the adjacent doglegs. The garage has a simple design and the alley has a mix of open and fenced yards as well as one-story garages. The design could possibly be improved by having a sloped roof instead of pitched, as that would be more in keeping with the garage typologies in Capitol Hill. Renderings of the addition and garage appear to show brick, which is an appropriate material; if alternative materials are intended, they should be coordinated with HPO.

Recommendation

The HPO recommends the Board find the concept plans to be compatible with the Capitol Hill historic district, and delegate final approval to staff.

Staff contact: Moira Nadal