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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	751 10th Street SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	January 27, 2022	<input checked="" type="checkbox"/> New Construction
Case Number:	22-091	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Thomas Picarsic and Katherine Kuzma, with plans prepared by architect Jennifer Fowler, seek concept review for a rear two-story addition and a two-story garage at a property located in the Capitol Hill Historic District.

Property Description

751 10th Street, SE is a semi-detached two-story brick building that appears in the 1874 Faetz & Pratt Real Estate Directory. At the rear is currently a fence and gate. Along the alley are a mix of one- and two-story garages, fenced rear yards, and parking pads.

Proposal

The existing rear ell (dogleg) would be infilled with a two-story addition. The addition would be the full width of the lot, which is about two feet wider than the main block of the house. The rear addition would be clad in fiber cement board siding.

The new two-story garage would be about sixteen-and-a-half feet wide, almost nineteen feet deep, and twenty-two feet tall. The garage would be clad in brick on the alley-facing and yard-facing elevations. The side elevations would be in a Hardie panel with concealed joints. At the alley-facing elevation, the first story would be dominated by a large garage door under a brick jack arch. The second story would have two two-over-two windows under brick jack arches with brick sills.

Evaluation

The rear addition would infill the rear ell (dogleg), but this is not part of a consistent row nor does this street-frontage primarily have doglegs. The area where the rear addition extends to a greater width than the existing building might be minimally visible from the street, but set back about thirty feet, so any views would not detract from the primacy of the historic building. The proposed two-story garage is compatibly designed at the alley-facing elevation. The Board has generally supported two-story alley buildings where the material of visible side elevations matches the alley-facing elevation. In rare instances the Board has given concept approval for brick garages or carriage houses with stucco side elevations, simulating parging. If the joints are

successfully concealed, this could simulate that condition. However, stucco or parging would be more successful.

Recommendation

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

Staff contact: Moira Nadal