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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	202 10th Street, S.E.	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	June 22, 2023	<input type="checkbox"/> New Construction
Case Number:	23-356	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Melissa Boyette, agent for property owners Gregory and Christine Hein, seeks concept review for a rear, two-story addition, roof deck, and front window and door replacement on a contributing building in the Capitol Hill Historic District.

Property Description

202 10th Street SE was built as one of five nearly identical rowhouses in 1891 by Charles Gessford along 10th Street SE. The two-story, Queen Anne building is brick and features character-defining stained glass transoms above the front first-story windows and doors (see Figure 1), a feature shared by the four other Gessford rowhouses.



Figure 1: Front (left) and rear (right) of 202 10th Street SE

Proposal

The applicant proposes three main areas of exterior work:

1) *Rear Addition*: Like the original building, the rear addition will be two stories. It will extend 6' 9" behind the existing house on the first and second stories (the basement level will not be extended). The new rear wall will feature three windows on the second story, two windows and a door to a wood balcony on the first story (the balcony will extend an additional 3'), and a new window and exterior-access door at the basement level, which is 2' 6" below grade. The new windows and doors will be in traditional styles and configurations evocative of the neighborhood, as will the cladding materials (painted cement board paneling, painted 4" smooth Hardie panel siding, and Azek corner boards). The basement level will retain its original brick.

2) **Roof Deck:** The proposed roof deck will be accessed by a hatch and have 3' steel guardrails. It will be located approximately 18' behind the front parapet on a flat roof that slopes toward the rear. It will be placed a minimum of 3' from either side of the house, and will be 9' 9" from the top edge of the new rear wall of the addition.

3) **Front Window and Door Replacement:** The front double-hung windows will be replaced in-kind. All the stained glass transoms will be retained completely. New brickmolds will match the existing. The architect has assured that the existing, non-historic front door will be replaced in-kind with a slab door to better protect the historic trim and transom.

Evaluation

The house sits one lot in from Independence Avenue SE, and the rear will be visible from that street via the alleyway. However, the proposed addition's length of 6' 9" will place it on an even vertical plane with existing rear additions at the two neighboring properties, one of which is the corner lot (see Figure 1). The scale is thus in line with past Board approvals and existing conditions in the historic district. The traditional design and materials of the addition will also be in keeping with the historic district. The roof deck is not expected to be visible from either 10th Street (see Figure 2) or Independence Avenue (see Figure 3). In-kind replacement of the front door and double-hung windows is appropriate, and the applicant has made particular assurance that the special stained glass transoms will be retained.

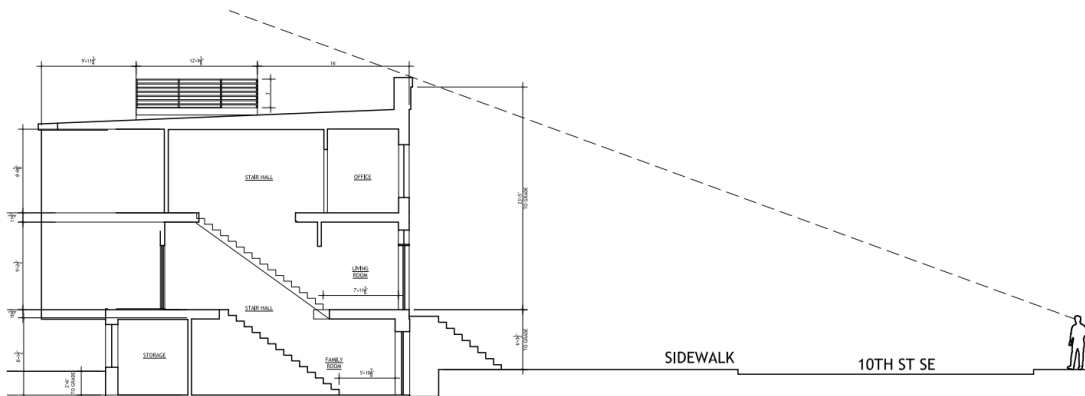


Figure 2: Sightlines of the roof deck from 10th Street provided by the architect.



Figure 3: Image provided from the architect which superimposes a 3-D model of the rear addition and roof deck with a photo of the rear of 202 10th as seen from Independence Avenue. The roof deck is not visible.

Recommendation

HPO recommends the Board find the project compatible with the Capitol Hill Historic District, and delegate authority to staff.

Staff contact: Todd Jones