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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	216 8th Street, NE (filed as 222 8th Street, NE)	<input checked="" type="checkbox"/> Consent
Meeting Date:	May 24, 2018	<input checked="" type="checkbox"/> Concept
Case Number:	18-300	<input checked="" type="checkbox"/> Alteration
		<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Berkeley Square Capitol, with plans prepared by architect Frederick Taylor, seeks concept review for a rear addition and exterior alterations at the building located within the Capitol Hill Historic District.

Property Description

216 8th Street, NE was designed by architect Robert Stead and built in 1898. The building was designed to be a rectory complimenting the Gothic Revival style at St. James Protestant Episcopal Church, designed by Henry Martyn Congdon in 1883. The building is two-stories tall with steeply pitched slate roofs with dormers. The facades are constructed of coursed granite and feature square and segmented brick quoin window surrounds.

Proposal

The plans call for the construction of a two-story rear addition. The rear addition would not extend the full width of the rear façade, and would feature a gable roof measuring a total height of 34' 0" (five feet lower than the building's height). A shorter two-story "hyphen" would connect the addition to the historic building. The exterior elevations would be clad in a red brick. Fenestration at the addition would feature gray colored cast stone sills and lintels and multi-light wood casement windows. The south elevation at the addition would feature multi-light French doors with side-lights and transom. New window infill would be installed replacing a door at the existing rear façade. The addition would be minimally visible from a limited vantage point.

Evaluation

The steep pitch of the addition's roof compliments the building's Gothic Revival style while the reduced height creates a subordinate relationship to the historic building. Pulling the addition away from the building and the creation of a shorter two-story "hyphen" preserves the building's significant roof pitch and does not interfere with the existing shed dormer. Cladding the addition in red brick will cause it to clearly read as a new addition, while also visually harmonizing with the brick surrounds at the building and adjacent historic church. The visibility from the street is limited and constrained to single vantage point.

Recommendation

The HPO recommends that the Board find the revised concept to be compatible with the historic district and to delegate further review to staff.