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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	751 10th Street, SE	<input type="checkbox"/> Consent
Meeting Date:	October 28, 2010	<input checked="" type="checkbox"/> Concept
Case Number:	10-455	<input checked="" type="checkbox"/> Alteration
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Lauren Tew, with designs prepared by D + O Inc. Design Consultants, requests conceptual approval for a two-story rear addition to 751 10th Street, SE in the Capitol Hill Historic District.

Property Description

751 10th Street, SE is a two-story masonry structure with Italianate detailing such as a bracketed wood cornice and elongated, two-over-two windows. The house currently includes a small side walkway measuring 18” wide and running the depth of the lot, along with a dogleg measuring approximately 5’ wide. The walkway separates 751 from the three-story neighboring apartment building to the right (north) at 747. To the left (south), the subject property abuts a two-story frame house that extends a few feet beyond the current rear wall plane of 751.

A permit has already been approved to demolish a non-contributing, one-story “bump out” at the rear of 751 due to foundation damage and sewage issues in the house. That permit was for the simple removal of this later addition, and the current proposal requests a new, two-story rear addition to the rear of the property.

Proposal

The applicant proposes to close in the dogleg with a two-story addition measuring approximately 18’ wide (leaving the 18” side court open) and extending 17’-6” from the rear wall of the building. The addition would remain shallower than the depth of the apartment building, which fills nearly its entire lot, and would extend approximately 13’ beyond the rear plane of the abutting frame house at 753. The addition would be clad in wood siding and would feature double-hung windows with double doors leading out the yard. The roof of the addition would slope right to left, towards the apartment building, and would not extend above the height of the existing structure.

Evaluation

The proposed addition is compatible with the character of the house and of the Capitol Hill Historic District in its height, massing, materials, fenestration, and overall design. Although the addition does extend beyond the rear plane of the house next door at 753, it is not unreasonably deep and remains subordinate to the main block of the house. The apartment building, which is already one-story taller than the subject property, will continue to extend much deeper into the lot after the addition to 751 is constructed.

The applicant should check the existing drawings to ensure that the roof slope is consistently documented across the building section and elevation drawings.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff. However, this should not be construed as approval for any necessary zoning relief.