

**Testimony of the Capitol Hill Restoration Society
before the DC Historic Preservation Review Board on December 15, 2016
108-110 8th Street, NE (HPA 16-694)**

My name is Alison Ross and I am a member of the Capitol Hill Restoration Society's Historic Preservation Committee. I am testifying on their behalf. Thank you for letting us share our views on the project at 108 & 110 8th St NE.

We reviewed the plans for the project dated November 29, 2016. 108 & 110 8th Street are contributing two-story rowhouses which date to at least 1857.¹ The project calls for making the single-family dwelling into two residences, constructing a three-story rear and two-story side addition, and building a new one-story garage.

The rear addition is primarily off the main block of the historic house, as required by 146 13th Street, SE (HPA 15-127). There is considerable demolition for this project; the entire north exterior structural wall, chimney, most internal walls, and the rear elevation. The rear elevation will be split into three new sections all with two-over-two aluminum-clad, double-hung windows. The three-story northernmost section will have aluminum-clad French doors on the first story and AZEK panels on the second and third stories. The three-story middle section will be clad in brick with segmental arches, and the one-bay southernmost section will remain two stories and feature an aluminum-clad glass door on the first floor and a segmental-arched window on the second. There will be new decks on the first and third stories. The sight line study suggests that the new addition will not be visible from across 8th Street NE.

The reviewed plans describe the north exterior wall as "an existing partition to be removed" to allow for the side addition. The side addition not only removes the north exterior structural wall in its entirety but also erases the historic horse-trot passageway that runs between 110 8th and 114 8th Street, NE. The current clapboard two-story gated wall on the front elevation is an extrusion of the original façade and covers the gap between the two houses. This extension was built sometime between 2007 and 2009. A photo on the DC Property Information Verification System dated 10/20/2004 as well as a Google Map image from November 2007 show a small lattice gate between the two houses.² A permit issued in 2008 stresses replacement in kind of architectural features.³ In accordance with the District of Columbia Historic Preservation Guidelines, CHRS is concerned with the reversibility of this proposed side addition as well as how the current, non-compatible, gated wall detracts from the appearance of the original building's primary elevation. CHRS advocates preserving the north structural wall, removing the two-story gated wall and restoring the horse-trot passage to its 2007 condition. In the alternative, we suggest, at a minimum, locating the wall that will replace the gated wall between 110 and 114, so that it is at least two feet back from the façade of 114. This proposed, recessed, side addition would reveal a portion of the original brick side wall and recreate some of

¹ *HistoryQuest DC* GIS-based web map, source: DC IPS Database, accessed 12/7/2016 <https://dcgis.maps.arcgis.com/apps/webappviewer/index.html?id=4892107c0c5d44789e6fb96908f88f60>

² Department of Consumer and Regulatory Affairs Property Information Verification System (DCRA PIVS) accessed 12/7/2016 <https://pivsservices.dcr.dc.gov/PIVS/Results.aspx>

³ DCRA PIVS accessed 12/7/2016 <https://pivsservices.dcr.dc.gov/PIVS/Results.aspx>

the line and shadow that originally demarcated the horse-trot passage way. This notch should be of a sufficient depth and should be expressed all the way up through the roofline, to emphasize the intentional passage way that existed between the two houses. This notch would re-establish the proportion and balance of the original historic façade while clarifying what is original and what is an addition.

In the rear yard, an existing garage, which appears to be in poor condition, would be demolished. The new one-story brick garage will have a space for one car, a studio and a full bath. The alley elevation has a garage door with rowlock headers. The yard elevation features an aluminum-clad glass door with transom and two-over-two, aluminum-clad, double-hung windows with segmental arches. The design is traditional and very appropriate. Due to serious flooding of the impervious alley paving, neighbors expressed concern about the location of runoff from the gutter and downspout on the north elevation. The downspout should drain into the yard rather than directly into the brick-paved alley.


The neighbor to the north at 114 8th St, NE submitted a letter of approval for this project. We believe that the project, as currently presented, is not compatible with the Capitol Hill Historic District due to the side addition design.

Thank you for considering our comments.

Information from DCRA PIVS accessed 12/7/2016

Property Information Verification System


Property Information by Exact Address	
Address:	110 8TH ST NE
Zip Code:	Zip Lookup
SSL:	0896 0058
Cluster:	Cluster 26
Ward:	Ward 6
ANC:	ANC 6C
SMD:	SMD 6C01
Census Tract:	008200
Zone:	*
* Check the Zoning map for recent changes.	
* Check the Zoning orders for recent changes.	

Find Property By: Exact Address SSL			
St. No.* 2448	St. Name* 18TH	St. Suffix Street	Quad NW
<input type="button" value="Find"/>			
St. No. Suffix 1/2			
DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS			

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0896 0808 10/20/2004

Department of Consumer and Regulatory Affairs



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Address: 110 8TH ST NE

Zip Code: [Zip Lookup](#)

SSL: 0896 0058

Cluster: Cluster 26

Ward: Ward 6

ANC: ANC 6C

SMD: SMD 6C01

Census Tract: 008200

Zone: *

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2448

St. Name*

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Street


Quad

NW

Find

St. No. Suffix

1/2



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Issued Permits : No. of Records = 1 Show records per page : 10

Address	Unit	SSL	ID	Type	Date Issued	Status	Status Date	Detailed Description
110 8TH ST NE, WASHING TON, DC 20002		0896 0808	PC18155217	Post Card/Building	2008/09/02	Permit Issued	2008/09/02	Replacement in kind, when applied to architectural features, means replacement with a feature of like material that replicates the existing feature in proportion, appearance, texture, design, detail and dimensions * Guards and guardrails of up to 5 balconies and/or exterior porches on the same