

**Testimony of the Capitol Hill Restoration Society  
before the DC Preservation Review Board on February 23, 2016  
108-110 8<sup>th</sup> 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 this project at 108-110 8<sup>th</sup> ST NE.

We reviewed the plans for the project dated January 26, 2017. These are contributing two-story rowhouses which date to at least 1857.<sup>1</sup> 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 was required for 146 13th Street, SE (HPA 15-127). There is considerable demolition for this project. The rear elevation will be split into three new sections all with two-over-two aluminum-clad double-hung windows (the third-story windows will look like double-hung windows but will be casement windows) and the rear will be clad in HardiPlank siding and trim. The three-story northernmost section will have aluminum-clad French doors with sidelight on the first story. The three-story middle section will be delineated by a standing seam mansard roof with shed-roofed dormer. The one-bay southernmost section will remain two stories and feature an aluminum-clad glass door on the first floor. 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 8<sup>th</sup> Street NE.

The current plans have addressed some of this committee's concerns. The ten-foot recessed horse-trot passage provides more of a nod to the shadow and rhythm of the original horse-trot between 110 8<sup>th</sup> and 114 8<sup>th</sup> St, NE. The notch made in the roofline ten feet back will alter the fifteen-foot-deep roofline. We would like to see a new sight line study and a section showing that the third-floor addition will not be visible from the street and how the new notch in the roof will be resolved as compared to taking the notch further back to the ridgeline.

The rear addition appears much quieter than the previous version with the more unified clapboard exterior, improved massing, and visually broken roofline. The one-story garage, which is historic, is in poor condition and will be demolished. The new garage will sit in the same footprint and will continue the same spatial relationship to the house. The garage will slope to the rear yard; it is a typical and traditional design choice to have garage roofs slope away from the alley in Capitol Hill.

In regards to the comments made earlier in this meeting, the suggestion of a metal garage instead of a brick one would set a bad precedent in Capitol Hill. Also, as to what the gate across the passage way would look like, we would like to see a metal gate similar to the wrought iron fencing we see across Capitol Hill – not a wood frame gate, so that one can see through the gate. We believe, with assurances as to the non-visibility of the third-story addition that this project is compatible with the Capitol Hill Historic District. Thank you for considering our comments.

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<sup>1</sup> *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>