DC HISTORIC PRESERVATION OFFICE
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Memo

'00 AUG 17 P2:44
DISTRICT OF COLUMBIA

To: Board of Zoning Adjustment

From: Steve Callcott, Architectural Historian, DC Historic Preservation Division

Date: 08/15/00

Re: 712 East Capitol Street, NE (BZA application 16595)

This memo is in regard to the lot coverage variance for the property at 712 East Captiol Street, NE (BZA application #16595).

At their May 25, 2000 meeting, the DC Historic Preservation Review Board approved the conceptual plans for the reconstruction of an original side porch, since removed, on this semi-detached house. The Historic Preservation Review Board supports the reconstruction of the porch, as it would allow the house to be returned to its original, architect-designed appearance. Accordingly, we believe the project would be an enhancement to the Capitol Hill Historic District.

BZA
Case No. 16595
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16595
EXHIBIT NO.25

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**712 East Capitol Street, NE**		Agenda
Landmark/District:	**Capitol Hill Historic District**	X	Consent Calendar
		X	Concept Review
Meeting Date:	**May 25, 2000**	X	Alteration
H.P.A. Number:	**00-387**		New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicants, owners Linwood and Connie Tipton, seek conceptual design review for construction of a porch on the side of their semi-detached house on Capitol Hill. The porch would be visible from public space.

The house was designed in 1902 by George S. Cooper, a well-known and prolific architect in the period. As shown in the original drawings for the house, it had a classically-styled side porch at one time, which has since been removed. The current owners merely seek to reconstruct the porch according to the original drawings. However, because the house is semi-detached, it is restricted to 40% lot occupancy (attached rowhouses are allowed 60% lot occupancy), and thus requires a variance from the BZA.

The project also involves a minor addition to the garage in the rear of the lot. This work will not be visible from public space.

The staff recommends that the Review Board approve the project in concept as consistent with the purposes of the preservation law as it will allow the house to be restored back to its original design.