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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	202 9th Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 26, 2017	<input type="checkbox"/> Alteration
Case Number:	17-125	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Ilya Zusin, with plans prepared by architect Maurice Walters, seeks concept review for a two-story carriage house in the Capitol Hill Historic District. The applicant is pursuing BZA relief for lot occupancy.

Property Description

The subject property is a two-story, semi-detached wood framed Italianate style house built c.1887. The primary and exposed north façade are clad in horizontal wood siding and the primary façade features a bracketed wood cornice as well as bracketed wood window lintels. The two adjacent properties are also Italianate style wood framed houses of a similar vintage.

Currently the property has no structure at the rear of the lot. The alley cuts the block in two with entrances at C Street and Independence Avenue. The alley entrance at Independence Avenue is marked by two, two-story brick buildings front Independence Avenue. There majority of properties facing the alley feature garages, and a fair number feature two-story structures, dating from 18th, 19th, and 20th centuries. The two-story structures are primary constructed of brick.

Proposal

The plans call for the construction of a two-story carriage house at the rear of the property. Both the alley and rear yard facades would align with the two adjacent properties. The carriage house would be 20'0" tall at the alley façade, clad in brick, and feature three two-over-two double-hung windows with soldier coursed headers and stone sills at the second floor and a garage door at the first floor. The roof would be green and slope towards the alley. The rear yard facing façade would be clad in brick as well and feature two two-over-two double-hung windows and two single-leaf doors, as well as an exterior brick chimney and fireplace.

Due to the close proximity of the lot to the Independence Avenue entrance to the alley, the alley façade of the carriage house would be visible from the street. It would be seen in context with one-story garages and two-story carriage houses, as well as the two-story house at 905 Independence Avenue, SE.

Evaluation

The design, scale and materials of the carriage house are in keeping with the character of the alley, and with the historic district in general. The building's mass, brick facade, and simple sill and lintel detailing, contribute to the project's compatibility within the surrounding alley context composed of one and two-story garages, carriage houses, and two-story residential buildings.

Recommendation

The HPO recommends that the Board find the concept to be compatible with the character of the historic district and delegate final approval to staff.