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

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>210 9<sup>th</sup> Street, SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>October 25, 2018</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>18-600</b>	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owners Michael and Sara Kirby, with plans prepared by architect Stephen Lawlor, seek concept review for a three-story rear addition at the building located within the Capitol Hill Historic District. The proposal requires approval from the Board of Zoning Adjustment.

**Property Description**

210 9<sup>th</sup> Street, SE is a two-story wood-frame house constructed prior to 1887. The house is semi-detached and there is a gap between it and the neighboring property at 212. Currently the property features a non-historic two-story brick wing aligning with the historic rear elevation and extending the full width of the lot. The rear wing is set back approximately 29' 6" from the front of the property.

The street and block are comprised of a mix of two and three-story rowhouses.

**Proposal**

The plans call for the demolition of the existing two-story brick wing and the construction of a new three-story rear addition. The addition would generally maintain the existing foot-print and not extend farther towards the rear of the lot. The first floor at the addition would extend an additional 10.5 feet towards the front of the property within the side court and be set back 19' 0" from the front of the property.

The rear of the addition would be clad in wood siding at the first and second floors. The second floor would feature regularly spaced wood casement windows and a large sliding door assembly would be located at the first floor. The third floor would feature a mansard-like roof clad in standing seam metal and feature a shed-roof dormer with four casement windows on the west (rear), and double-hung wood windows facing east. The third floor of the addition would have an interior floor to ceiling height of 8 feet. The addition will be seen from 9<sup>th</sup> Street through the side yard.

Additionally, the plans call for removal of non-original siding at the front and side of the property and restoration of the underlying wood clapboard.

**Evaluation**

The removal of the existing rear extension and the construction of a rear addition will not damage or destroy significant architectural features on the rear elevation. The third floor of the rear addition be limited to the addition's footprint and would not extend onto the existing historic building, thus retaining the historic roof and maintaining the two-story volume of the historic property. The use of a mansard-like roof at the third floor and wood siding at the first and second floors at the addition breaks up the massing and lowers the addition's apparent height.

Although visible from the street, the third floor at the addition will be set back significantly from the street and will not detract from the building historic roofline and wood cornice; it will read as a secondary roof-structure in the background. The gap between 210 and 212 was previously infilled with a side-addition. The new first floor at the addition will be still be set back significantly from the front elevation, creating a shadow, and helping to maintain the rhythm and sense of massing within the streetscape.

**Recommendation**

*The HPO recommends that the Board find the concept to be compatible with the historic district and to delegate further review to staff.*

*Staff Contact: Gabriela Gutowski*