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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	232 9th Street SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	September 18, 2014	<input checked="" type="checkbox"/> Alteration
Case Number:	14-452	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Timothy Temple, with plans prepared by Edward Scott, request concept review for a two-story rear addition, cellar expansion, and facade restoration to 232 9th Street SE in the Capitol Hill Historic District.

Property Description

Constructed in the mid-nineteenth century, 232 9th Street SE is a two-story frame house. A two-story ell with a single-story shed roof addition is located at the rear of the building. A brick, single bay garage with a 6'x10' masonry addition on its west elevation is located at the rear of the property.

Proposal

The proposal calls for a rear two-story addition, basement expansion and façade restoration. The rear wall of the house would be removed to accommodate the new construction. Portions of the ell's north wall and the south wall of the single story addition will be retained. A small bay would project off the first floor of the addition's rear elevation and a cellar would be excavated beneath the addition. Fenestration would include a mix of awning and casement windows on the south and east elevations. The addition and the north and south walls of the original house would be clad in Hardi plank siding. The façade restoration includes the repair or in-kind replacement of the cornice, windows, door, and wood siding. The proposal also calls for the removal of the small addition to the garage.

Evaluation

The proposed addition is compatible with the historic house and with the Capitol Hill Historic District in overall massing, height, fenestration, design and materials. The proposed interior modifications include removal of load bearing walls and non-bearing partitions. Floor and roof assemblies will remain and new floor joists and roof framing will be sistered in where necessary. The proposal includes documentation of the poor condition of the façade and the interior, explaining the need for the removal and replacement of some material. As the project progresses the applicant is encouraged to work closely with staff in further evaluating the condition of the

house and developing plans that retain additional historic building fabric if possible. Rethinking the fenestration on the second floor of the rear elevation is recommended to break up the expanse of blank wall currently proposed.

Recommendation

The HPO recommends that the Board find the project consistent with the purposes of the preservation act and delegate final approval to staff with the condition the applicant retain additional building fabric and refine the rear fenestration.