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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	305 9th Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	June 28, 2012	<input checked="" type="checkbox"/> Alteration
Case Number:	12-418	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Jason Ladnier and Ciara Knudsen, with plans prepared by Dorothy Murdoch, request concept approval for a two-story rear addition to 305 9th Street, SE in the Capitol Hill Historic District.

Property Description

Constructed in 1883 by speculative developer Mrs. L.M. Foss, 305 9th Street, SE was designed as part of a row including numbers 307, 309, and 311. All four houses sit above-grade and are set back from the street, some with front porch landings and one with a porch roof overhang. This brick, two-story home currently includes a stucco, one-story addition at the rear, with the rear yard opening into a service-based alley.

Proposal

In 2009, the Board approved a two-story rear addition, clad in stucco, to the adjoining house at 307 9th Street, SE (HPA #09-185). That project, which also involved the demolition of a pre-existing one-story addition, has since been completed. The owners of 305 propose a very similar two-story rear addition, clad in brick on the side wall facing backyards along C Street, SE and in hardiplank on the remaining elevations. Extending 15'-6" in depth and terminating 6" beyond the rear wall of the adjoining rear addition at 307, the new two-story addition will be about 4' shallower than the existing one-story addition.

Evaluation

At just over 15' deep and two-stories in height, the addition will abut and closely match a Board-approved rear addition next door. The addition is compatible with the character of the historic house and with the Capitol Hill Historic District in its massing, height, design, materials, and fenestration.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.