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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	17 9th St NE	<input checked="" type="checkbox"/> Consent
ANC:	6A	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	April 22, 2021	<input checked="" type="checkbox"/> New Construction
Case Number:	21-254	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Robert Bailey seeks concept review for construction of a two-story rear addition on a property located in the Capitol Hill Historic District.

Property Description

The subject property is a two-story frame semi-detached house that appears in the Faetz & Pratt 1874 Real Estate Directory. The space between 17 and 15 allows for views towards the rear of the property. There is no interior alley on this block, but there are views into the rears of the properties along 9th Street from nearby A Street.

Proposal

The two telescoping rear ells (dogleg and rear addition) would be demolished and replaced by an almost full-width 43-foot-deep addition. At the south elevation, the addition would be inset half a foot from the main block. The slope of the main block's roof would be adjusted behind the existing parapet to increase the floor-to-ceiling height and would be in line with the new addition's height. The addition would be clad in fiber cement siding. The new rear elevation will have sliding doors on the first story and three windows in two sizes on the second story. The addition is anticipated to be slightly visible from 9th Street along the southern elevation where the building is freestanding and from A Street because of the configuration of the block.

Evaluation

From 9th Street, the existing view towards the rear on the southern freestanding elevation would change. The main block of the building will be slightly taller, and the addition will be visible even with the minimal inset proposed. However, it will read as a rear addition and would not detract from the main block's prominence. The space between 17 and 15 will still read as a separation. From A Street, several other rear additions (including the existing addition) are visible. The scale of the proposed addition would not overwhelm these other additions and is compatible with the traditional way buildings have been added onto in this historic district and on this block. Partially visible additions in similar conditions have been previously considered to be compatible by the Board. The entry door proposed does not meet with the Board's approved Door Repair and Replacement Design Guidelines. Based on the age and style of the building, the front entry door should not have glazing.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill Historic District, with conditions that the proposed door style be revised and that any historic siding be retained or replicated if found under the brick pattern paper, and delegate final approval to staff.

Staff contact: Moira Nadal