# HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District: Capitol Hill Historic District

Address: 223 9th Street, NE

Meeting Date: **December 20, 2018** (X) Concept (X) Alteration

Case Number: 19-064 ( ) New Construction

( ) Demolition( ) Subdivision

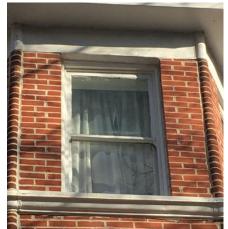
( ) Agenda

(X) Consent

Architect Melissa Boyette of Old City Design Studio, on behalf of property owners Sean and Alexis Turner, seeks concept review for a new three-story rear addition and window replacement on the front elevation of a property in the Capitol Hill Historic District.

## **Property Description**

223 9<sup>th</sup> Street, NE, is located between C Street and Constitution Avenue, NE. It is a three-story contributing brick rowhouse, built in 1893 by F. M. Angelo for owner Aaron Bradshaw. The building is not part of a matching row, but instead is part of a block with diverse rowhouse types ranging in height from two to three stories. The 16-foot-wide, 34-foot-deep, three-story brick rowhouse has a three-story angled projecting bay and a mansard roof. On the front elevation there is currently a mix of historic wood windows and modern replacement windows. The rear elevation has a flat face with punched windows and includes a one-story wood deck with stairs that extends ¾ across the elevation. The rear elevation is mostly visible from the public alley.







Examples of windows on the front elevation of 223 9th Street, NE showing a mix of styles and materials

## **Proposal**

The proposal calls for construction of a three-story addition at the rear of the house and a sunken concrete areaway with stair to grade at the rear yard. The addition would follow the same line of the house and would measure approximately 14'-5 1/16" in depth by 16' in width.

Additionally, the applicant requests replacing the windows on the front elevation. Details have not yet been provided about the proposed replacement windows.

### **Evaluation**

Visible from the public alley are a variety of garage and rear elevation styles, including a mix of rear additions. Although both neighbors immediately adjacent have two-story rear additions, the proposed addition keeps roughly to the same footprint established by those additions. Other full-height additions clad in siding (as well as other materials) are found in the same block. Last month the Board approved a full-height three-story addition with similar massing at 423 4<sup>th</sup> St SE (HPA 18-671).

The proposed addition would not result in the loss of character defining features and would not be visible from 9<sup>th</sup> Street, NE. It is consistent with previously approved additions in the Capitol Hill Historic District and would result in a modest increase to the footprint of the house.

#### Recommendation

The HPO recommends the Board find the concept of the three-story rear addition with areaway and front elevation window replacement to be compatible with the Capitol Hill Historic District, and delegate final approval to staff.

Staff contact: Moira Nadal