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

Landmark/District: **Capitol Hill Historic District**
Address: **223 9th Street, NE**

Meeting Date: **December 20, 2018**
Case Number: **19-064**

- Agenda
- Consent
- Concept
- Alteration
- New Construction
- Demolition
- Subdivision

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 9th 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 $\frac{3}{4}$ 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 4th St SE (HPA 18-671).

The proposed addition would not result in the loss of character defining features and would not be visible from 9th 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