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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	225 Pennsylvania Avenue SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	September 27, 2018	<input checked="" type="checkbox"/> Alteration
Case Number:	18-613	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner ZS DC2 LLC, with plans prepared by architect Miller Hopkins, seeks the Board's conceptual review of a rear addition.

Property Description

The building is one of three (221, 223, and 225) commercial buildings designed by J. G. Mayers and built by Jonathan Shane in 1882. Each building is three stories tall and constructed of brick featuring intricate decorative brick corbeling at the parapets. The second and third floors have arch-headed one-over-one double-hung windows framed by brick corbeling and brick pilasters. The three buildings retain their shared balustrade and cornice located above the ground floor storefronts. The rear elevation is common brick with double-hung windows and an exterior metal stair. The property is sited on a deep lot, and the rears of the two adjacent properties extend significantly farther rearward.

Proposal

The plans call for the removal of the rear elevation and stair and construction of a three-story addition. The addition would extend 90 feet at the first and second floors, and 29 feet at the third floor. It would be clad in iron-spot brick and feature a garage door at the ground floor. The third-floor portion would open onto a roof deck with a solid wood railing. This addition elevation would extend farther rearward than the wings of the abutting properties at the first and second floors.

Evaluation

225 Pennsylvania Avenue is located on a commercial block with various depths and footprints. The interior of the square is paved and features surface parking lots. Due to this condition, the proposed addition would not detract from a sense of shared green space at the interior of the square. The proposed depth will extend a distance comparable to other properties within the block. The proposed third-floor portion and deck are set forward considerably from the second floor and will not be seen from the alley. The addition will not be visible from any streets.

Recommendation

HPO recommends that the Board find the concept to be compatible with the character of the property and the historic district and that further review be delegated to the staff.

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