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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	224 9th Street, NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	May 28, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	15-285	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Grace and David Steckler with plans prepared by architect Will Teass seek concept review for a rear addition in the Capitol Hill Historic District.

Property Description

Built in 1912 as one of a set of three, the subject property is a two story brick rowhouse with a raised basement, mansard roof, and two-story porch. The existing front porch is not original to the house but it is unclear what the original condition was. The building consists of a main block and rear ell with a two-story rear porch that may have been added later.

Proposal

The plans call for removing the rear porch (enclosed on the first floor) in order to add a new two-story plus basement addition spanning the width of the ell and extending the house by about 15'. The existing dogleg would be filled in to the end of the historic house on the first floor with the second floor as an open porch.

The ell addition would be clad in fiber cement board with ganged one-over-one aluminum-clad double-hung windows on the second floor and a painted composite lumber porch on the first floor with stairs down to grade.

Evaluation

The addition is subordinate to the house and the materials and architectural vocabulary are in keeping with the historic district. Although the relationship of solid to void in the rear is a bit unusual, the changes cannot be seen from any street and will not impact the character of the historic district.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District and delegate final approval to staff.