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

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>240 Kentucky Ave SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>January 28, 2016</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>16-145</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Sarah VanLandingham</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Nantucket Holdings with plans prepared by architect Gayll Worsley seeks concept review for a rear addition in the Capitol Hill Historic District.

**Property Description**

The subject property was built in 1914 as one of a set of seven porch-front brick rowhouses. It is a two-story structure with six-over-one windows, a concrete slab porch with wood columns, and a terracotta tile roof. The original multi-pane attic windows remain intact.

**Proposal**

The plans call for constructing a rear two-story addition that would span the full width of the lot and extend back 20 feet. The addition would continue the existing roofline and would be clad in fiber cement board siding. The rear elevation consists of three double-hung windows and a full-light door providing access to the porch on each level. A two-level wood frame deck located behind the addition would feature a metal handrail and metal stairs to grade from the first floor. A door from the rear yard would provide access to the basement level. There is no front basement entrance.

**Evaluation**

The proposal is in keeping with the character of the house and the historic district. The addition is subordinate in size to the original house and will not be visible from the street. The rear fenestration is traditional and appropriate for the house. A note on the drawings indicates that much of the façade is to be repaired or replaced in-kind. This house retains many of its original features and these should be retained and repaired to the extent feasible.

**Recommendation**

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