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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>133 Kentucky Ave SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>September 22, 2016</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>16-473</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Gabriela Gutowski</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicants Phil and Kjersten Drager, with plans prepared by architect Jennifer Fowler, seeks concept review for a rear addition and deck in the Capitol Hill Historic District.

### **Property Description**

The subject property is one of five brick rowhouses designed by C.E. Webb and built in 1909. It is a two-story structure with one-over-one double-hung windows and a turret at the roof. The original rusticated stone window sills and lintels have been resurfaced and their profiles flattened. The rear façade is not visible from a public street.

### **Proposal**

The plans call for the removal of covered porches at the first and second floors at the rear wing and the construction of an addition at the second floor featuring a covered porch and stair beneath. The addition would span the full width of the second floor, extend back 13.5 feet, and continue the existing roofline. The addition would feature three one-over-one double-hung windows at the rear façade, two one-over-one double hung windows alternating with pvc panels at the south facade, and fiber cement siding at the south façade. The porch beneath the addition would be limited to the footprint of the addition and feature cellular PVC clad square columns supported by brick piers, and square picket railings at the porch and stair. An existing door at the first floor would provide access to the porch.

### **Evaluation**

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 number of other houses within the row feature similarly scaled second floor and full height additions. The proposal is in compatible with the character of the house and 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.*