

---

---

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

---

---

Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>135 Kentucky Avenue SE</b>	<input checked="" type="checkbox"/> Consent
ANC:	<b>6B</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>May 26, 2022</b>	<input type="checkbox"/> New Construction
Case Number:	<b>22-278</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

---

---

Applicants Jeffery and Jill Miller, with plans by Jobi Jones, seek concept review for a two-story rear addition and second story addition to the garage at a property located in the Capitol Hill Historic District.

**Property Description**

135 Kentucky Avenue SE was built in 1898 by G.W. Phillips for Ida R Phillips. At the rear is an existing one-story garage. Along the alley are a mix of one- and two-story garages and alley dwellings.



*135 Kentucky from the front and rear*



*Contextual views in the alley*

### **Proposal**

The rear ell would be extended back twelve feet with a rear deck at the first story. The new rear elevation would be clad in siding boards.

The existing one-story garage would be added onto four feet extending into the rear yard. A second story would be added over a portion of the footprint. The brick sidewalls of the existing would be carried upwards and the second story would be brick. The total height would be twenty-five feet.

### **Evaluation**

The rear addition is subordinate and compatible with the building and historic district. The drawings lack detail but generally the two-story garage proposed is compatible with the historic district and past Board approvals. Side elevations have not been provided but the side elevations will be visible from along the alley and should also be brick. The window openings on the alley elevation should have sills and headers.

The second story is shown with a three-foot setback from the alley elevation, which differs from the historic patterns of two-story alley buildings in this historic district and from previous Board approvals. The alley elevation should generally be in one plane.

### **Recommendation**

*The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, on the conditions that that (1) the side elevations also be brick; (2) the alley elevation windows have sills and headers; and (3) the alley elevation setback be eliminated or mostly reduced- and delegate final approval to staff.*

*Staff contact: Moira Nadal*