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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>221 9<sup>th</sup> Street, SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>September 27, 2018</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>18-610</b>	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owners Amy and Don Dinan, with plans prepared by Frank E. Saunders, seek concept review for a second-story addition at an existing one-story garage at the property located within the Capitol Hill Historic District.

**Property Description**

221 9<sup>th</sup> Street, SE dates from c.1874 and was designed by an unknown architect/builder. It is a two-story brick house with a side gable roof. Currently there is a one-story garage at the rear of property built between 1904-1928. The garage is constructed of brick and features two modern roll-up garage doors at the alley elevation. The south side elevation facing the alley entrance features two small single-light windows with segmental-arched brick lintels. There are other one-story and two-story garages within the alley.

**Proposal**

The plans show a new second-story brick addition featuring 2 one-over-one double-hung windows and doors leading to a Juliet balcony at the alley elevation. The south side elevation facing the alley entrance would also have 2 one-over-one double-hung windows. All new fenestration at the second-floor addition would feature segmental-arched brick lintels. The modern garage doors at the ground floor would be removed and replaced with paired painted steel garage doors with divided-light transoms. With the additional second floor the height of the garage would be 20' 0".

**Evaluation**

The height of the modified garage will be 20'0", a height consistent with the Board's past approvals and typical to Capitol Hill garages and carriage houses. Similarly, the design, materials, and detailing of the proposed addition are compatible with the character of the alley and with the historic district.

**Recommendation**

*The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.*

*Staff Contact: Gabriela Gutowski*