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

Property Address:	226 Kentucky Avenue SE	X	Agenda
Landmark/District:	Capitol Hill Historic District		Consent Calendar
Meeting Date:	September 28th, 2017	X	Concept Review
H.P.A. Number:	17-493	X	Alteration
Staff Reviewer:	Michael Robb		New Construction
			Demolition
			Subdivision

Architect Ramy Ali, representing owner Alex Rouhani, requests on-going concept review for construction of a third story rooftop addition and a three-story rear addition.

Built in 1915 by W.S Plager, the apartment building at 226 Kentucky Avenue SE is a two story, three bay wide, flat front, painted brick apartment building.

Proposal

This project proposes a rooftop third story addition and a three-story rear addition. Terraces on the front and rear of the third floor are also proposed.

This case was heard by the Board in July, 2017. The HPO report recommended that the rear cornice and canopy be removed, the overall scale of the rear addition be reduced by stepping the third floor in from the rear yard and that the roof deck removed. The Board concurred with these points and additionally asked that the visibility from the Kentucky Avenue façade of the roof addition be significantly reduced. The Board asked that a new set of drawings be prepared to better represent the neighboring properties and the proposed window alterations, and that the compatibility of the doors on the roof addition be improved.

Evaluation

The applicant has responded to the HPO comments by removing the roof deck, stepping in the rear addition at the third floor and taking the canopy off the rear entrance. Responses to the Board's comments include pushing the third-floor roof addition back 13' from the front cornice and lowering the height of the third floor at the front by a foot. The roof terrace on the front, set within the roof, would have a sloped demising wall for privacy between the two units, and the French doors have been added to provide for access.

While visible roof top additions are typically not compatible on a row house, the Board has shown consideration for minor visibility for roof additions on small-scale apartment buildings of a similar type and massing as 226 Kentucky in the past. As well, the context of the block, with varied height, massing, building types, and a mix of contributing and non-contributing structures, also allows for moderate amounts of additional height without adversely affecting the character of the historic district.

Flag tests indicate that the roof addition will remain visible, though much less so from the previous submittal, from oblique angles on Kentucky Avenue. From directly in front of 226, approximately half of the cornice line would be visible from the far sidewalk. The proposed roof addition would bring the height of 226 Kentucky to a comparable height with the neighboring structures to the north and south while stepping the addition back allows the historic structure to remain the prominent mass.

In the rear, stepping back the rear addition at the third floor and removing the cornice lightens the massing and reduces the overall scale of the rear addition. The removal of the canopy helps the addition better conform to the context of the rear alley.

Recommendation

The HPO recommends that the Review Board find the concept for additions to be compatible with the character of the historic district, and delegate final approval to staff.