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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	228 9th Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	July 26, 2018	<input checked="" type="checkbox"/> Alteration
Case Number:	18-513	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Eastern Market Residence Trust, with plans prepared by architect KC Price, seeks concept review for a two-story side addition on a building in the Capitol Hill Historic District. The proposal requires approval from the Board of Zoning Adjustment related to side-yard setback requirements.

Property Description

228 9th Street, SE is a semi-detached house and shares a party wall with its neighbor, 226 9th Street. The properties predate the Faetz & Pratt 1874 Real Estate Directory, and the 1893 Hopkins map shows them as being wood framed.

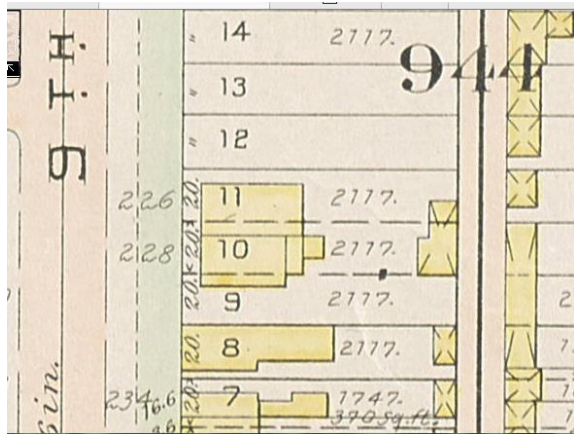


Figure 1: 1893 Hopkins Map



Figure 2: HPO staff photo 226 and 228 9th St. SE

Currently the two buildings are clad in stucco and share a continuous slate mansard roof and bracketed wood cornice. The primary elevations feature regularly spaced two-over-two double-hung windows. There is a ground floor entrance at 226 located beneath a three-bay projecting porch. The entrance to 228 is located at the south side elevation and accessed through a non-historic stucco covered wall and gate. There is also a non-historic projecting bay window at the south side elevation. It is possible that historically the two buildings were built as one building

and later divided. The two buildings retain enough architectural similarities for them to read as a single unified building from the street.

Proposal

The plans call for construction of a two-story side addition. The addition would extend to the southern property line (a width of 14' 4"), and abut the side elevation at the free-standing neighbor 232 9th Street. The front elevation of the addition would be set back 5' 0" from the house and approximately 10' 0" from the stucco clad wall, which would be retained.

The roof-line of the side addition would align with the bottom of the house's cornice. It would feature a metal-clad standing-seam mansard roof punctuated by two gabled dormers with two-over-two double-hung windows scaled smaller than the existing double-hung windows at the main house. The ground floor would be clad in Hardi-plank siding and feature a large entrance opening flanked by side-lights and light fixtures. The ground floor would be mostly screened by the existing stucco clad wall. The new rear elevation would align with the rear elevation at the main house. The rear elevation would not be seen from any streets.

Evaluation

The primary elevations at 226 and 228 read as one continuous building façade with a shared roof; cornice, stucco finish, mirrored fenestration; and a single ground floor entrance. The width relative to the double house, together with the setback, will ensure that the addition reads as subordinate to the main house. Aligning the new roof with the bottom of the bracketed cornice and installing smaller scaled windows at the dormers enforces the secondary nature of the side addition, and the standing seam roof successfully breaks up the massing and differentiates the new wing from the main building.

As the design continues to be refined, the scale of the roofing on the addition should continue to be developed to be commensurate with its context. While standing seam metal is found on secondary buildings and on non-visible roofs in the historic district, it is not typically used on the more architecturally refined primary elevations. A smaller scaled flat seam metal, metal shingle or other material that has a smaller scale should be considered to enhance the compatibility of the proposal.

Recommendation

The HPO recommends that the Board find the concept to be compatible with the historic district, and to delegate further review to staff.

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