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

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Landmark/District: **Capitol Hill Historic District** ( ) Agenda  
Address: **233½ 9<sup>th</sup> Street SE** (x) Consent  
ANC: **6B** (x) Concept  
(x) Alteration  
Meeting Date: **February 27, 2020** (x) New Construction  
Case Number: **19-388** ( ) Demolition  
( ) Subdivision

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Applicant Neil King, with plans prepared by architect Meredith Martin, seeks concept review of construction of a two-story “carriage house.”

**Property Description**

There is now a one-story brick garage with a roof deck at the rear of the subject property. Along the alley is a mix of one- and two-story garages and carriage houses mostly built in brick.



*Contextual views of the rear of property from the alley*

**Proposal**

The two-story carriage house would measure about 20 feet in each dimension. It would retain limited portions of the existing garage walls and extend across the width of the property, after the removal of smaller, frame outbuildings. The alley elevation would be rebuilt in brick with one large garage door opening and a pedestrian entry. The second story would have a single large opening for ganged windows.

**Evaluation**

The carriage house will fit with the other two-story carriage houses in the alley. The proposed height of 20 feet is about the maximum the Board has generally approved for accessory dwellings, and it should not be increased as the drawings are developed further.

**Recommendation**

*The HPO recommends the Board find the project to be compatible with the character of the historic district, and delegate final approval to staff.*

*Staff contact: Moira Nadal*