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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	28 9th Street SE	<input type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	October 1, 2020	<input checked="" type="checkbox"/> New Construction
Case Number:	20-417	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Ellen Waterhouse seeks concept review for a rooftop addition to a two-story building located in the Capitol Hill Historic District.

Property Description

The two-story plus raised basement brick rowhouse was designed by J. A. Rodbird and built in 1889 for S.A. Lawton as one of two. A third, and very similar, building was designed by Rodbird and built at 26 9th Street in 1892. 28 9th Street appears to have approximately the same depth as 26 9th, and permit data for that building lists the depth as 20 feet. 26 9th Street has a roof deck of unknown age and permit that is visible along 9th Street as well as from A Street and North Carolina Avenue at the nearby intersection.



Contextual views of 28 9th St SE

Proposal

The proposal would include demolition of the roof and the ceiling height lowered to set the rooftop addition lower. The high point of the roof addition would be just under nine feet and it would be set back twelve feet from the parapet. The addition appears to be clad in wood siding. The remaining roof area would be used as a roof deck.



Close-up views of lumber mock-up

Evaluation

A lumber mock-up was erected of the roof addition, with the height marked by a string with flags, and did not appear to be visible along the A Street right-of-way. However, considering the high visibility of the roof deck on the abutting property, it is difficult to imagine that any addition on this property will not be visible, even with optimistic estimates for setting it down into the second story's ceiling framing. The Board has not generally supported visible or partially visible roof additions on residential buildings, or in contexts with such high visibility, nor has it been supportive of front-facing roof decks on Capitol Hill. It would be helpful to get guidance from the Board about a potentially partially visible addition, and roof deck, in this specific case.

Recommendation

The HPO recommends the Board find the concept plans to be incompatible with the Capitol Hill historic district.

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