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

Landmark/District:	Capitol Hill Historic District	Agenda
Address:	314 9th Street NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	November 30, 2023	New Construction
Case Number:	23-572	Demolition
		Subdivision

Applicant Jennifer Fowler, agent for property owners Paul and Annamarie Lopata, seeks conceptual design review for construction of a 2-story rear addition and deck in the Capitol Hill Historic District.

Property Description

The property is a circa 1891 2-story brick rowhouse in the Queen Anne style. It is located roughly midway in a row of 11 attached rowhouses built at the same time and in a similar style by Charles Gessford along 9th Street NE. The building has two stories and a basement. The basement level currently extends a little under 14' from the rear of the house and has a first floor deck on its roof.

Project Description

The applicant proposes to extend the first and second stories of the house 14' 4" to the rear. The already extended basement level will similarly be extended an additional couple feet to be flush with the two upper floors. The basement level and first story will match the same width as the existing historic house, which is the full width of the property from party wall to party wall. The second story will be approximately 75% of the width of the existing house, creating a notch in the southwest corner of the addition. The new addition will feature flat roofs that match the existing. The basement level is currently clad in brick and will remain as such. The first and second stories will be clad in Hardi plank siding and trim. A wood deck will protrude an additional 8' at the first floor, and will abut an existing backyard shed. An access staircase to the yard will be located at the deck's northwest corner, and the space below the deck and stairs will remain open to allow access to an already existing basement exterior door. A sliding glass door with sidelights and aluminum cladding will allow access from the first floor to the new deck. The rear wall of the second floor will have a double casement window similarly clad in aluminum, while there will be a fixed aluminum-clad window on the second floor's south wall, overlooking the notch. No other portion of the rear addition will feature side fenestration.

Evaluation

The proposal is compatible. No portion of the rear addition will be visible from 9th Street. The new addition will be visible from the rear alley, however its design and features are in keeping with those already existing in the same alley and within the overall historic district. Of the 10 other rowhouses along this particular block built by the same builder, half of them have had rear additions of various lengths added since being originally built. This proposed addition will roughly match the length of four of those additions, and will thus not feel out of place or draw unwanted attention from an observer in the alley.

Recommendation

HPO recommends the Board find the project compatible with the Capitol Hill Historic District, and delegate authority to staff.

HPO Contact: Todd Jones