

**Testimony of the Capitol Hill Restoration Society
before the Historic Preservation Review Board on September 28, 2017
226 Kentucky Avenue, SE (HPA 17-493)**

My name is Beth Purcell and I am testifying on behalf of the Capitol Hill Restoration Society's Historic Preservation Committee. We reviewed the plans for the project dated August 23, and September 2, 2017. In 1915, W. S. Plager designed this contributing four-unit brick apartment building for owner/builder L.W. Gibson.¹ Plager designed other buildings on Capitol Hill including all the rowhouses in Square 1064 (1901), and the Home Theater, 1230 C Street, NE (1916).

The applicant proposes to convert the building to condominiums, retaining the interior four-unit arrangement, and enlarging the units by adding a three-story rear addition. At the hearing on July 27, 2017, the Board asked the applicant to refine plans for the roof addition, rear addition, and decks.

The building has three bays; a central stairs leads to the two upstairs units. The larger windows on the front elevation are multi-paned, are not original, and would be replaced by one-over-one wood windows. The rear access stairs would be moved inside, replaced with an interior stair. The rear elevation will be red brick with one-over-one wood windows (paired on the first story) and French doors on the third story, opening onto a balcony behind a 42-inch high parapet wall. There are already several three-story buildings on this block. The third-story addition, further reduced in height, will be very minimally visible from across Kentucky Avenue. A roof deck in front is now set back 13 feet.

We very much appreciate the architect's willingness to improve the design by lowering the height of the third story, moving it further away from the front elevation, and reducing the roof deck.

We believe that the applicant has complied with the Board's directives and that this project is compatible with the Capitol Hill Historic District.

Thank you for considering our comments.

¹ DC building permit # 4090 (15 Apr. 1915).