

**Testimony of the Capitol Hill Restoration Society
before the DC Historic Preservation Review Board on July 27, 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. The committee met with the project architect and reviewed the plans for the project dated May 15, 2017. We later received revised plans dated July 7, 2017. Thank you for letting us share our views on this project.

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. There are already several three-story buildings on this block. 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 interior stairs. The rear elevation will be red brick with paired one-over-one wood windows. The third-story addition will be minimally visible from across Kentucky Avenue.

Two sets of roof decks are planned. The roof decks on the roof of the third story addition are to be accessed by skylight hatches and the third story decks (on the roof of the second story) are located in front which assures that the third story addition is set back 12 feet from the front parapet.

A marquee is planned over the front and rear doors. Although it appears that there was no marquee in front, this feature is found on nearby buildings of a similar era, such as the apartment building at 1321 South Carolina Avenue, SE (1926) and for this reason the marquee appears to be compatible. We believe that the design and materials for the rear elevation are appropriate.

The landscaping in the front yard (with mature dogwoods and mugo pines) would be little altered.

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 this project is compatible with the Capitol Hill Historic District.

Thank you for considering our comments.

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