
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	237 10th Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	June 28, 2018	<input type="checkbox"/> Alteration
Case Number:	18-435	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Steve and Hilda Hooten, with plans prepared by architect Jennifer Fowler, seek concept review for construction of a one-story garage at the building located in the Capitol Hill Historic District. The applicant has filed with the Board of Zoning Adjustments for special exception relief related to lot coverage.

Property Description

237 10th Street, SE is one of two rowhouses built in 1964. The date of significance for buildings within the historic district is 1945, therefore the building is non-contributing. Currently, there is no garage at the property. Most of buildings along the alley do have garages, ranging from one to two stories.

Proposal

The plans call for the construction of a one-story garage. The garage would be 13' 0" tall and measure 15' 0" by 26' 9". The garage would be clad in brick and feature a paneled roll-up garage door at the alley elevation. The yard-facing elevation would feature a single-leaf door and a one-over-one double-hung window. The face of the garage would be set back from the face of alley by 2' 0".

Evaluation

The design, scale and materials of the carriage house are in keeping with the character of the alley, and with the historic district in general. The building's mass, brick facade, paneled garage door, and simple sill and lintel detailing, contribute to the project's compatibility within the surrounding alley context composed of one and two-story garages, and two-story carriage houses.

The Board has recently approved two new garages in this alley, including a two-story garage at 202 9th Street, SE (HPRB 17-125, January 2017) and a two-story garage at 231 10th Street SE (HPA 16-209 February 2016).

Recommendation

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