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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	649 Constitution Ave NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	March 24, 2016	<input checked="" type="checkbox"/> Alteration
Case Number:	16-242	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Matt Henjum with plans prepared by architect Michael Blake seeks concept review for a new deck on an existing attached garage in the Capitol Hill historic district.

Property Description

The subject property is a two-story brick bay-front house. It consists of a main block, rear ell, and attached garage. The property is much shorter than the neighboring ones because it is located at the end of an I-shaped alley. This means the garage does not align with the others on the block. The garage itself is a one-story brick structure with one large opening topped by vinyl siding. Its construction date is not known but a 1928 map shows a different alley shape with a much shorter top bar of the I and a different garage. The existing property configuration was in place by the 1939.

Proposal

The plans call for adding a deck to the top of the garage. The deck would be surrounded by a horizontal wood railing and would be accessed through an existing door on the second floor that opens above the roof of the garage. A few stairs would be built between the threshold and the deck. The applicant has indicated the intention to stain or paint the deck railing.

Evaluation

This is a modest alteration to a building that has been altered over time. It will have a limited impact on the character of the alley since it is not in line with the other buildings. In some ways, it make more sense to think of this more like a deck on top of a rear addition rather than a garage roof deck. The railing will not be silhouetted against the sky.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Capitol Hill historic district and delegate final approval to staff.