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## HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

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| Landmark/District: | <b>Capitol Hill Historic District</b> | <input checked="" type="checkbox"/> Agenda           |
| Address:           | <b>1120 Park Street, NE</b>           | <input type="checkbox"/> Consent                     |
|                    |                                       | <input checked="" type="checkbox"/> Concept          |
| Meeting Date:      | <b>March 24, 2016</b>                 | <input type="checkbox"/> Alteration                  |
| Case Number:       | <b>16-104</b>                         | <input checked="" type="checkbox"/> New Construction |
| Staff Reviewer:    | <b>Sarah VanLandingham</b>            | <input type="checkbox"/> Demolition                  |
|                    |                                       | <input type="checkbox"/> Subdivision                 |

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Applicants Patty Jordan and Andrew Daly with plans prepared by Avenue Design request concept review for a new garage and roof deck in the Capitol Hill historic district.

### Property Description

Built in 1875 as one of a row of 18 houses, 1120 Park St NE is a two-story frame house located mid-block between 11<sup>th</sup> Street and 12<sup>th</sup> Street. There is a narrow alley at the rear that was historically home to an assortment of smaller rear building of varying footprints but few true garages. Currently the alley contains some smaller sheds, parking areas, and a few garages. The grade falls off at the rear so that the alley is 4.5' below the level of the rear yard. The rear part of the subject property is somewhat visible from 12<sup>th</sup> Street.

### Proposal

The plans call for constructing a small one-story garage with a roof deck. The garage would be about 9' wide and 15.5' deep. The garage itself would stand just under 10' tall with a 3' railing on top of the deck. The proposal calls for the garage to be brick with a roll-up door on the alley side. The railing for the deck would be wood with metal balusters. A spiral stair would provide access to the deck from the rear yard. Glass block in the exposed side of the garage would allow light into the structure. A horizontal wood slat pedestrian gate along the alley next to the new garage would allow access into the yard without going through the garage.

### Evaluation

This is a small garage in an alley without a strong extant context of other buildings. The materials are appropriate for the historic district and it will be only minimally visible from the street. The garage will help define the edge of the alley, which has seen some erosion at the ends. The Board previously found the concept for a new garage and deck at 1102 Park St NE to be compatible with the Capitol Hill historic district (HPA 15-198, March 2015). In that case the garage was much taller and the deck was not visible from the alley. That project will have a more substantial impact since it is located closer to 11<sup>th</sup> Street.

### Recommendation

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