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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 type="checkbox"/> Agenda
Address:	<b>1126 Constitution Ave, NE</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>March 23, 2017</b>	<input type="checkbox"/> Alteration
Case Number:	<b>17-228</b>	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	<b>Imania Price</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant James A. Catella seeks concept review for a two-story garage at the rear of the property in the Capitol Hill Historic District. The applicant will be requesting a zoning variance for lot occupancy over 70%.

### **Property Description**

The subject property is one of a row of nine brick dwellings built in 1880. The primary façade is currently painted brick and features a decorative bracketed door surround at the entrance and a corbeled brick cornice. The property is three houses in from the corner of 12<sup>th</sup> Street, NE, and the rear of the property is partially visible when looking west from 12<sup>th</sup> Street NE. Currently there is no garage or other structure at the rear of the property. The alley runs straight east to west from 12<sup>th</sup> Street, NE to 11<sup>th</sup> Street, NE. The block is relatively short, and when standing at the entrance of the alley the garages and other rear structures are visible. Nine of the fifteen houses within the row have garages, most of which are frame rather than brick. While most of the garages are one story, they vary in height and one of the garages (at 1118) is distinctly taller than the others; it was likely built before 1928 and altered to its current height c. 1991.

### **Proposal**

The plan calls for the construction of a two-story garage clad in Hardi-plank siding on all four sides. The alley-facing elevation would be 18' tall and feature three one-over-one double-hung aluminum clad wood windows above a paneled garage door. The yard-facing elevation would measure 14'4" tall and feature one window and French doors.

### **Evaluation**

The scale, design and materials of the garage are in keeping with the character of the alley, which is characterized primarily by one-story garages clad in siding in lieu of the more typical brick. While somewhat taller than the flanking structures, the height of the proposed garage is not incompatible with the varied heights within this alley.

### **Recommendation**

*The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District, and delegate final approval to staff.*