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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	134 11th Street NE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	November 19, 2015	<input type="checkbox"/> Alteration
Case Number:	15-633	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Jennifer and Lyle Vold with plans prepared by Moody Landscape Architecture seek concept review for a new garage with a roof deck in the Capitol Hill Historic District.

Property Description

Built in 1886 as one of a set of eight, the subject property is a brick two-story bay front rowhouse. It is attached on one side and abuts a mid-block alley on the other providing views to the rear of the property from 11th Street. Historic maps show a one-story garage at the rear of the property that has since been removed. The alley currently has a mix of one-story and two-story buildings.

Proposal

The plans call for constructing a new one-story garage with a roof deck on top. Instead of just being mounted on top of the garage as an after-thought, the deck would be incorporated into the structure with the brick walls continuing up as parapet walls to form the guard rails. The applicants have revised to plans to minimize views of the deck portion of the garage from 11th Street by switching the direction of the stairs and continuing the brick around the rear at the deck level. A soldier course is used to break up the expanse of brick, and glass block would provide light into the structure from the side. The plans also call for a removing a two-story wood porch from the rear of the building.

In response to feedback from the community, the applicants have reduced the total size of the deck to incorporate a small green roof. They have included two versions of the deck: one at the original height of 13' and one at 15' at the request of the ANC. The 15' version includes a small "hayloft" window on the back alley side.

Evaluation

Garages and other alley buildings are important elements in Capitol Hill for, among many reasons, the role they play in holding the shape of alleys. The location of this building will help to define the alley corner, as the former garage in this location previously did. The proposal's simple massing and masonry materials are compatible with the historic district. Although most garages were historically simple utilitarian structures without decks, the Board has previously

found similar projects to be compatible with the character of the district. In March of 2015, the Board approved a concept for a new garage and deck at 1102 Park Street NE (HPA 15-198) that was visible from 11th Street.

The 13' version of the deck is a more compatible size for this alley and relates well to other one-story garages. The brick parapet walls should be continued around all sides to simplify the design. The 15' version results in an awkward relationship between the garage and deck areas that is not helped by the addition of the hayloft window.

Recommendation

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