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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>135 13<sup>th</sup> St NE</b>	<input type="checkbox"/> Consent
ANC:	<b>6A</b>	<input checked="" type="checkbox"/> Concept
		<input type="checkbox"/> Alteration
Meeting Date:	<b>March 25, 2021</b>	<input checked="" type="checkbox"/> New Construction
Case Number:	<b>21-212</b>	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicants Ziad and Merrill Demian seek concept review for construction of a two-story rear dwelling on a property located in the Capitol Hill Historic District.

### **Property Description**

The property has an existing one-story garage. At the interior of the block are a mix of one- and two-story garages. A public alley runs from 13<sup>th</sup> Street along the north of the property to the interior of the block.



*Aerial view of the subject property at the interior of the block, view from Google Maps*

### **Proposal**

The existing garage would be demolished and replaced by a two-story building at the same width, but more than double the depth. The new building would be 20 feet tall. Because of the property location at the intersection of two alleys, this new building has three particularly visible elevations.

The west elevation faces toward the yard and rear of the main house. This elevation, primarily the second story, will be visible as you approach from 13<sup>th</sup> Street. The first story will be mostly glazed, with large sliding doors. On the second story there will be glass doors and a window, with the glazing broken up with a solid panel of charred wood siding that coordinates with the vertical panel of charred wood siding towards the south. There will also be a shallow projecting balcony. The north elevation abuts the alley that leads to the interior of the block and will be clad in Corten steel panels. There will be undivided casement windows in three sizes, all with window planter boxes. The east elevation will face out to the rear alley. The first story will have the garage door and pedestrian door, with a panel of Corten steel to the south. The second story will be much like the north elevation, with Corten steel panels, two casement windows of different sizes, and planter boxes. The south elevation will be least visible and will be simply clad in Corten steel panels with no windows or other ornamentation.

### **Evaluation**

Alley buildings are significant to the history and character of Capitol Hill, and are found in a wide variety of forms, sizes and expressions of their original uses. The proposed building is in keeping with the size and massing of some of the larger historic alley buildings which were built for commercial or industrial use, several of which have been converted for residential use. The Board has previously approved several projects designed in a contemporary architectural expression as this one is, and although the proposed materials are atypical of the historic district, the project achieves compatibility through its earth-toned colors, height, massing, and ratio of window-to-wall.

### **Recommendation**

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

*Staff contact: Moira Nadal*