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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	224 C Street, NE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	December 20, 2018	<input checked="" type="checkbox"/> Alteration
Case Number:	19-107	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner James J. Hogan, Jr., with plans prepared by architect Martin Locraft, seeks concept review for a second story addition to a garage in the Capitol Hill Historic District.

Property Description

224 C Street, NE was designed by Albert P. Erb and built in 1926. The building is constructed of brick and features a projecting ground floor porch and a steeply pitched attic level clad in slate tiles with two gable dormers. The property is semi-detached and shares an eastern party wall with a small brick apartment building also built in 1926. Both buildings are contributing historic resources in the Capitol Hill Historic District.

There is a one-story brick garage constructed sometime between 1904 and 1927 at the rear of the property. The square features an irregularly shaped alley with access on 2nd and 3rd Street, NE. The existing garage is not part of a consistent row of garages, nor does it align with the face of the alley.

Proposal

The plans call for the construction of a second story addition on the one-story garage. The total height of the garage after construction would be 19'4". The second story addition would be clad in concrete panels with horizontal and vertical scoring. The alley-facing elevation would feature three regularly-spaced window openings with single-pane windows. The second story addition would be seen from 3rd Street looking west through an existing at-grade parking lot.

Evaluation

The Board has approved a number of second story garage additions and new two-story garages within the Capitol Hill Historic District, all of which measured 20'0" or less in height. The proposal conforms to this height and would retain the general proportions and footprint that is typical of the alley and Capitol Hill garages and carriage houses. The previously-approved proposals have featured traditional building materials and fenestration, such as brick or siding and double-hung windows. However, given the irregular placement of the existing garage set back from the face of the alley and the lack of similar garages within the alley-scape, the use of concrete panels and non-traditional fenestration at the second floor will not negatively impact the

architectural character of the property or alley-scape. The second story of the garage will be seen from a distance and from a limited vantage point along 3rd Street, NE.

Recommendation

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

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