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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	231 10th Street SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	February 25, 2016	<input checked="" type="checkbox"/> Alteration
Case Number:	16-209	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Eric and Christal Goetz, with plans prepared by Blue Star Design Build, seek concept review of a new garage.

Property Description

The subject property contains a two-story brick rowhouse built in 1939 and a one-story brick garage of an unknown date. The garage has one large opening with a roll-up door on the alley side and is generally bereft of architectural detailing. It spans the full width of the property (twenty feet), is about thirty feet deep and ten feet tall. The alley contains a mix of building types, ages and styles. Many of the alley buildings are two stories tall, and these second stories are a mix of original construction and later additions to one-story garages.

Proposal

The plans call for removing much of the existing garage to construct a two-story “carriage house.” The slab and side walls would remain. The new carriage house would be clad in brick on the alley side with a roll-up garage door and a half-light pedestrian door on the first floor and three sets of windows with steel lintels on the second. On the yard side of the garage, the second floor would be recessed about three feet, with one side recessed even further. There, the second floor would have large windows, while the first would feature three small ones and a pedestrian door. This side would be finished in stucco. A metal roof would slope from a high point at the alley (23’9”) downward toward the house.

Evaluation

As the house was built in 1939, it is possible that the garage dates from the historic district’s period of significance (ending in 1945), but the exact date of construction is unknown as there are no permits on file, and the available maps do not pinpoint a date. Regardless, it is a purely utilitarian structure with no architectural significance. Because the alley already contains a number of other two-story structures, a concept for a similar structure in keeping with this context. Still, the proposed height of 23’9” is taller than most of the other buildings on the alley and leads to an odd proportional difference between the first and second floors. The building would be better composed and more in keeping with the alleyscape if the total height were reduced a couple feet. This would still allow for sufficient ceiling heights on both levels.

The applicant has revised the plans to simplify the mass of the building and has selected historically appropriate materials of brick and stucco for the building. The fenestration on the yard side of the building is a bit unusual, but it will not have an impact on the historic district. The fenestration on the alley side is modern but straightforward in its symmetry and appropriate for what is essentially a modern carriage house.

Recommendation

The HPO recommends that the Board find the concept to be compatible with the character of the historic district and delegate further review to staff, with the condition that the height be lowered to a maximum of 21'6".