HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Landmark/District:	**Capitol Hill Historic District**	( ) Agenda
Address:	**240 9ᵗʰ Street, NE**	(**x**) Consent
		(**x**) Concept
Meeting Date:	**January 22, 2015**	(**x**) Alteration
Case Number:	**15-134**	( ) New Construction
Staff Reviewer:	**Frances McMillen**	( ) Demolition
		( ) Subdivision

Applicant John Peters, with plans prepared by Gay Hardwick AIA, requests concept review for a two-story garage and artist studio at the rear of 240 9ᵗʰ Street, NE in the Capitol Hill Historic District.

Property Description
240 9ᵗʰ Street, NE is a two-story brick house situated on a deep lot. A one-story stucco-clad garage is located at the rear of the property. The alley at the rear of the house has numerous one-story garages and a few two-story buildings

Proposal
The plans call for adding a second floor to the garage. Fenestration consists of three one-over-one windows on the alley facing elevation and two arched topped windows on the house facing elevation. The new structure would be brick with an accordion garage door.

Evaluation
This alley is occupied by a mix of one-story garages and a few two-story buildings, so the proposed structure would not be out of keeping with the alley context. The size and spacing of the windows on the alley elevation are in need of additional refinement, but are generally compatible. The arched top windows are unusual for an accessory structure, but they are not visible from the alley, so there is no impact on the alleyscape or the historic district. The proposed building's height, massing, materials, fenestration, and design are compatible with the alleyscape and the character of the Capitol Hill Historic District.

Recommendation
The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff with the condition the applicant work with staff on the fenestration and selection of doors.