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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 type="checkbox"/> Agenda
Address:	<b>325 10<sup>th</sup> Street, NE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>July 26, 2018</b>	<input type="checkbox"/> Alteration
Case Number:	<b>18-509</b>	<input checked="" type="checkbox"/> New Construction
		<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owner Kevin Dwyer, with plans prepared by architect Joel Heisey, seeks concept review for demolition of a one-story garage and construction of a new two-story garage at the property located within the Capitol Hill Historic District. The proposal requires Board of Zoning Adjustment approval to not setback the garage two feet off the alley.

**Property Description**

325 10<sup>th</sup> Street, SE is one of a row of nine houses designed by H. R. Howenstein and built in 1911. Currently there is a one-story garage at the rear of property, likely built between 1904-1928. The garage is wood framed clad in metal mesh and stucco and features an asphalt-shingle clad hipped roof. There are a number of other one-story garages within the alley.

**Proposal**

The foot-print of the new garage would align with the face of the alley and measure 17' 5" x 20' 6", and be similar to the footprint at the adjacent garage. The garage would feature a flat roof and measure 18' 5" in height. The exterior elevations would be clad in Hardi-plank siding and feature regular spaced one-over-one double-hung windows. The alley façade elevation would have roll-up garage door at the first floor. The new garage would not be seen from any street. The proposal requires Board of Zoning Adjustment approval.

**Evaluation**

While potentially dating from within the period of significance for the historic district, the existing garage does not contain distinctive character-defining features and is in poor condition. The new garage will align with the alley's edge and have a general proportion and footprint that is typical of Capitol Hill garages and carriage houses. Similarly, the design, materials, and detailing of the proposed garage are compatible with the character of the alley and with the 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.*

*Staff Contact: Gabriela Gutowski*