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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	514 Archibald Walk SE	<input type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	October 22, 2020	<input checked="" type="checkbox"/> New Construction
Case Number:	20-478	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Peter and Karen Byrne, with plans by architect Justin Donovan, seek concept review for add a second story to an existing one-story garage in the Capitol Hill Historic District.

Property Description

The one-story brick garage is comprised of a full-width garage door under a band of vertical siding on the alley elevation and a modern brick infill wall with a pedestrian door with three short windows on the Archibald Walk elevation. The alleyscape has a variety of garages and some alley dwellings, two of which are immediately adjacent to the subject property.

Proposal

The proposal would include a front addition of about four and a half feet to bring the Archibald Walk elevation to the property line. The second story addition would cover that enlarged footprint. The total height of the building would be 23 feet and 4 inches.

The new alley elevation would retain a garage door at the first story and two windows of different sizes on the second story and a parapet of horizontal panels of unknown material. The panels carry across to the north and are extended down to a set of paired horizontal windows almost midway along the north elevation on the second story.

The Archibald Walk elevation would have a recessed vestibule and projecting canopy as the main pedestrian entry, and another pedestrian door in a wall flush to the property line on the first story. The second story would have two large doors and a Juliette balcony. The horizontal panels seen at the roofline of the alley and north elevations is brought down as a vertical band across the first and second story.

Evaluation

Expressed in a contemporary architectural language, this building draws from the materials and height of the historic buildings that surround it. The use of brick on all elevations is appropriate as that is the predominant material found in this alley. Although the height is almost three and a half feet taller than the height limit of 20 feet usually found appropriate by the Board, the proposed height would continue the height and roofline of the adjacent alley dwellings.

Recommendation

The HPO recommends the Board find the concept plans to be compatible with the Capitol Hill historic district, and delegate final approval to staff.

Staff contact: Moira Nadal