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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	515 10th Street SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	February 25, 2021	<input checked="" type="checkbox"/> New Construction
Case Number:	20-518	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Francis Smyth, with plans by Lacy Brittingham, seeks concept review for construction of a second story addition to a garage on a property located in the Capitol Hill Historic District.

Property Description

The property has an existing one-story brick garage. The alley elevation is mostly comprised of the garage door under a simple cornice. Along the alley are mostly one-story garages, with different heights, some in brick and others clad in siding.

Proposal

The second story would be built in the same footprint at the first story. The alley elevation would have three two-over-two windows and be clad in Hardie siding. The side elevations would also be clad in Hardie siding. The new garage height would be under 19 feet tall.

Evaluation

It is atypical in the historic district to have each story of a garage or carriage house be in different materials. It is recommended that the concept be revised so that the side elevations be clad in brick as they will be visible along the alley, with some type of brick return at the alley elevation. [This requested revision has been discussed and accepted by the applicant, who is working to revise the proposal accordingly for permit submission].

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill Historic District, with the condition that the side elevations be clad in brick with brick returns on the alley elevation, and delegate final approval to staff.

Staff contact: Moira Nadal