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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	515 7th Street SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	March 26, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	15-255	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Sonya Sweek, with plans prepared by Frederick Holl, requests concept review for a two-story garage and cellar at the rear of 515 7th Street, SE in the Capitol Hill Historic District.

Property Description

515 7th Street SE is a three-story frame house constructed in the mid-19th century and situated on a deep lot. The alley bordering the rear of the house and has numerous one-story garages and a few two-story buildings.

Proposal

The plans call for adding a 16' by 24' two-story garage with a cellar. The building would be frame with a brick veneer on the alley elevation. Fenestration consists of two-over-two windows. A fixed door with a Juliet balcony is proposed for the second floor of the alley side of the building.

Evaluation

The alley is occupied by one-story garages and a few two-story buildings, so the proposed structure would not be out of keeping with the alley context. Map research indicates a two-story structure was located on the site of the proposed building by the early 20th century, so the new structure would consistent with the historic condition of the property. The project is generally compatible with the alleyscape, but some aspects of the design are in need of additional refinement, such as adding an articulated cornice and a soldier course or other detailing above the windows and doors. Fire rating the roof in order to forego the need for the short parapets on the side elevations is also recommended. The application states the maximum height of the garage will be 16'. Reducing the height by at least a foot is suggested so the building doesn't overwhelm the neighboring one-story garages which measure between 10' and 12'.

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 detailing for the fenestration and cornice and the selection of doors, windows, and other materials.