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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	518 6th Street, SE	<input type="checkbox"/> Consent
Meeting Date:	October 23, 2014	<input checked="" type="checkbox"/> Concept
Case Number:	14-722	<input checked="" type="checkbox"/> Alteration
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Gary Jankowski, with plans prepared by architect Christian Zapatka, requests concept review for the demolition of a rear garage and construction of a shed and enclosed parking area.

Property Description

The garage, a one-story red brick structure with a standing-seam metal roof, is located at the rear of the lot on the alley. The original large alley-facing opening has been bricked-in to accommodate a smaller garage door. The elevation facing the house has a pedestrian door and a double-hung one-over-one window. The building is just over 18' wide, 18' deep, and 10' tall at the highest point. The lot is 21'5" wide allowing for a pedestrian gate from the alley to the back yard. The garage was built sometime between 1928 and 1938.

Proposal

This is the second part of a project heard by the Board in July 2014. The Board approved the concept for a renovation and rear addition to the main house but asked for more information regarding the proposed demolition of the garage.

The proposal calls for razing the rear garage and constructing a garden shed and enclosed parking area covered by a wooden trellis. The alley-facing side of the parking enclosure would be 8'6" tall and feature sliding wood panel garage doors. The trellis consists of seven wood beams sloping up to attach to a garden shed.

The shed is 12' tall at the highest point on the side closest to the house. It is to be stucco to match the addition to the house with large windows on and a centered door leading from the parking area to the yard. The existing wood fence around the property is to be replaced by a stucco wall with stone coping.

Evaluation

Alley buildings are an important resource in Capitol Hill not only for their historic physical fabric but also for the role they play in shaping the alley-scape. In this case, the alleys of the square originally had a modified I shape with a narrow alley bisecting the square from north to

south, resulting in five different alleyways. This shape has been altered over time as buildings are constructed and demolished.

Some of the individual alley buildings, namely the one-story garages not part of an integrated row, may lack architectural distinction, yet are notable as an entity making up this complex alley system. The subject garage falls into this category. It is important for the role it plays in defining the edge of the alley—space that has eroded in many places—but it is not noteworthy for its architectural character.

The proposed shed and parking structure maintain the most important qualities for the historic district that are provided by the existing structure – they would define the edge of the property with a three-dimensional garage form that encloses the vehicular parking. As such, the design of the shed and alley-facing gate are appropriate for this location and compatible with the character of this alley and the historic district.

Recommendation

The HPO recommends the Board find the project compatible with the Capitol Hill Historic District.