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

Landmark/District:	Capitol Hill Historic District (Boundary Increase 2015/Swampoodle)	<input type="checkbox"/> Agenda
Address:	732 3rd Street NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	October 27, 2016	<input type="checkbox"/> Alteration
Case Number:	16-634	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Dru Tallant, with plans prepared by architect Stan Andrulis, seeks concept review for a two-story carriage house in the Capitol Hill Historic District.

Property Description

The subject property is one of fifteen Queen Anne-style two-story brick rowhouses designed by Frederick G. Atkinson and built by Howarth & Yates in 1890. The 3rd Street façade features a projected two-story half-hexagon bay, decorative brick corbeling, one-over-one double-hung windows, and a cast-iron stoop and stair. The rear of the property currently features a paved parking area and is not visible from any surrounding streets.

West of the alley is not located within the boundaries of the Capitol Hill Historic District and features a nine-story modern apartment building and courtyard. There are four one-story garages currently existing along the east side of the alley.

Proposal

The plans call for the construction of a two-story carriage house, 27' 8" deep and 20' 0" tall. The alley facing façade would be clad in red brick and feature a vertical paneled wood garage door and a single leaf entrance door. The second floor would feature three (3) one-over-one double-hung aluminum clad wood windows. Each masonry opening would feature a single row of soldier coursed bricks. The yard facing façade would be clad in Hardi-board siding and feature paired doors and a Juliette balcony at the second floor along with paired one-over-one double-hung windows and a single leaf entrance door at the ground floor.

The Board should note that this proposal is made in tandem with a proposal for a two-story garage at the adjacent lot (730 3rd Street NE) and that the design of the adjacent carriage house would share a party wall and be a mirror image of this proposal.

Evaluation

The design, scale, and materials of the carriage house are compatible with the character of the alley and with the historic district in general. The building's use of red brick, one-over-one

double-hung windows, and simple sill and lintel detailing, relates well to the other simply designed masonry garages within the alley-scape. Although the alley currently features only one-story garages, the alley is located at the edge of the district and abuts a large apartment building on two sides, therefore the presence of a two-story garage will be compatible with the scale of the surrounding alley context. The proposed overall height of the carriage house at 20'0" is comparable to the height approved by the Board at newly constructed two-story carriage house within the district, such as at a recent case at 231 10th Street SE (HPA 16-209, February 2016), in which it required that a proposed 23'9" tall two-story carriage house be reduced to a height no greater than 21'6".

Recommendation

The HPO recommends that the Board find the concept to be compatible with the character of the historic district and delegate final approval to staff.