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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	742 9th Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	March 23, 2017	<input type="checkbox"/> Alteration
Case Number:	17-132	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Kristin Hodges, with plans prepared by Sheldon Roseman, seeks concept review for a one-story garage in the Capitol Hill Historic District.

Property Description

The subject property is one of two (742 and 744) two-story brick rowhouses built in 1891 by M. E. Cook. The houses are mirror images of each other with shallow projecting bays, decorative brick lintels, and corbeled cornices. They are the oldest buildings in the block; the other buildings within the row were constructed between 1913 and 1973.

The rear of the property is not visible from any street view. 744 currently has a one-story CMU block garage constructed c. 1997. There are a number of other one-story garages within the alley. The majority of the existing garages were constructed after 1981.

Proposal

The plans call for the construction of a one-story garage at the rear of the property. The alley facing elevation would be 10' 0" in height, be clad in red brick, and feature an 8'0" wide garage door. The yard facing elevation and secondary north elevation would be constructed of CMU block.

Evaluation

The design, scale and materials of the carriage house are in keeping with the character of the alley, and with the historic district in general. The building's mass, brick façade, and simple details, contribute to the project's compatibility within the surrounding alley context composed predominantly by one-story modern garages.

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.