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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	750 9th Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	November 20, 2014	<input checked="" type="checkbox"/> Alteration
Case Number:	15-049	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Richard Parnell, with plans prepared by Chris Hutson AIA, requests concept review for a two-story garage and artist studio at the rear of 750 9th Street, SE in the Capitol Hill Historic District.

Property Description

750 9th Street, SE is a three-story brick house situated on a deep lot. Unlike many of the houses in this square, the property does not have a garage. The alley at the rear of the house has numerous one-story garages and a few two-story buildings

Proposal

The plans call for construction of a two-story garage and artist studio. Fenestration consists of two-over-two windows on both the alley and house facing elevations. A second floor porch is proposed for the west (house facing) elevation. The new structure would be brick with a paneled garage door.

Evaluation

This alley is occupied by a mix of one-story garages and a few two-story buildings, so the proposed structure would not be out of keeping with the alley context. The property's deep lot provides for the retention of a rear yard between the street-facing house and the new accessory structure. The proposal is similar to a two-story garage at 748 9th Street SE approved by the Board in 2006 (HPA #06-435). The proposed building's height, massing, materials, fenestration and design are compatible with the alleyscape and the character of the Capitol Hill Historic District.

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.