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

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Landmark/District: **Capitol Hill Historic District** ( ) Agenda  
Address: **803 Maryland Avenue, N.E.** (x) Consent  
ANC: **6A** (x) Concept  
(x) Alteration  
Meeting Date: **September 26, 2019** (x) New Construction  
Case Number: **19-539** ( ) Demolition  
( ) Subdivision

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Applicant Oliver Jacob, with plans prepared by architect Michael Rouse, seeks concept review for construction of a second story addition on an existing garage in the Capitol Hill Historic District.

### **Property Description**

There is an existing one-story brick garage at the rear of the subject property with a single large opening with garage door. Along the alley are a mix of one- and two-story garages and carriage houses, two-story alley dwellings, and one-story fuel sheds- all mostly built in brick.



*Contextual views of the rear of property from the alley*

### **Proposal**

The addition would extend the existing walls to a total height of just under 20 feet, making this about two feet taller than the adjacent 2-story garage. A pedestrian entry door would be added into the blank wall adjacent to the existing garage door opening and three double-hung windows would be on the second story, spanned at top by a simple rowlock header and separated by brick mullions.

### **Evaluation**

The carriage house will fit well into the alley context in size, style, and material choice. The proposed full height of 19'-10" is within the 20 foot height limit generally approved by the Historic Preservation Review Board.

### **Recommendation**

*The HPO recommends the Board find the project to be compatible with the Capitol Hill Historic District, and delegate final approval to staff.*

*Staff contact: Moira Nadal*