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

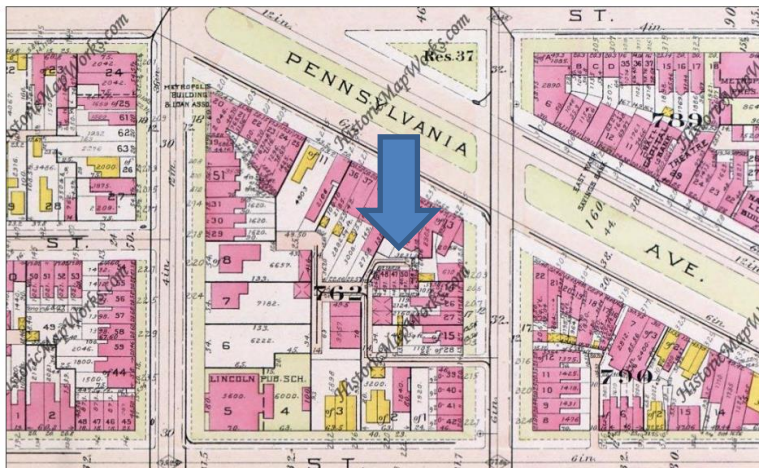
Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	Square 762, Lot 828	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	June 22, 2017	<input type="checkbox"/> Alteration
Case Number:	17-425	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Brian and Carolyn Wise, with plans prepared by Blue Star Design Build, seek concept review for a construction of a two-unit alley dwelling in the Capitol Hill Historic District. The applicant is seeking a special exemption from BZA for setbacks and pervious surface requirements.

Property Description

Lot 828 on Square 762 is currently undeveloped. The alley zig-zags from its entrance on 3rd Street, SE and exists to the street on C Street. The lot in questions is located at the rear of 213 and 211 3rd Street.

There are a total of seven alley buildings currently within the square. Three of the buildings are two-story stables dating from 1887 and 1908, and the other four buildings are one-story garages built before 1936. The garages at 203 3rd replaced five alley dwellings in 1935. A 1915 Sanborn maps indicates the presence of the 5 alley dwellings.



Proposal

The plans call for the construction of a two-story, two-unit dwelling. The building would encompass the entire lot and measure approximately 33' by 34' with a height of 20'. The height of the roof would align with the two adjacent stables at 209 and 207. The alley-facing south elevation would be clad in brick with soldered brick lintels, cast-stone sills, and one-over-one double-hung windows; there would be one single-leaf entrance door. The west elevation would also face the alley and feature soldered brick lintels, cast-stone sills, and one-over-one double-hung windows of two sizes. The rear north and side east elevations would be solid brick.

Evaluation

The brick facades, simple detailing, and one-over-one double windows are compatible with and relate well to the context of the alleyscape, in which there is precedence and an established pattern for alley dwellings. The proposed building's height will be no taller than the other two-story buildings within the alley and will align with the roof height of the directly adjacent stable buildings.

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.