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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	612 A Street, NE	<input checked="" type="checkbox"/> Consent
		<input type="checkbox"/> Concept
Meeting Date:	November 18, 2010	<input checked="" type="checkbox"/> Alteration
Case Number:	10-129	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Diana Embrey, with drawings prepared by Jennifer Fowler, AIA, requests permit approval for demolition of an existing garage and construction of a new garage at the rear of 612 A Street, NE in the Capitol Hill Historic District.

Property Description

Constructed in 1882, 612 A Street, NE is a two-story, brick bay-front residence sited mid-block. The property includes a simple, one-story brick garage at the rear, which is abutted by two taller garages. The garage opens into a service-based alley, with a 30' wide artery running west-east. The alley is occupied by a number of accessory structures, including one-story and two-story garages of varying heights and depths.

Proposal

The owner proposes to demolish the existing brick garage and to construct a new brick garage with a storage mezzanine above. The new garage would measure approximately 27' deep into the backyard, which is shallower than the garage next door at 614 A and about 4' deeper than the garage at 610 A. At 17'-6" facing the alley and sloping to approximately 15' facing the yard, the height of the new garage would roughly match that of the garage at 614. The alley-facing elevation would feature three windows in the storage area and a roll-up garage door, and the yard-facing elevation would feature a spiral staircase from the storage area down to the backyard.

The applicant has already received zoning relief from the Board of Zoning Adjustment.

Evaluation

Sited in an alley occupied by a number of accessory structures of varying heights and depths and remaining under the height typical of Capitol Hill's historic, two-story accessory structures, the proposed garage is compatible with the character of the Capitol Hill Historic District in its massing, height, materials, and fenestration. The garage will not be visible from the street and is sited next to a similar garage.

Recommendation

The HPO recommends that the Board approve the proposal as consistent with the purposes of the preservation act.