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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1102 Park Street, NE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	March 26, 2015	<input type="checkbox"/> Alteration
Case Number:	15-198	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Wallis McClain with plans prepared by Jennifer Fowler seeks concept review for a small addition, the demolition of an existing non-contributing garage and the construction of a new garage in the Capitol Hill Historic District.

Property Description

Built in 1875 as one of a row of 18 houses, 1102 Park St NE is a two-story frame house located one lot in from 11th Street. There is a narrow alley at the rear that was historically home to an assortment of smaller rear building but few garages. Currently the alley contains some smaller sheds, parking areas, and a few garages including the frame structure behind 1102.

Proposal

The plans call for enclosing part of the rear dogleg on both stories. This addition will increase the footprint of the house by less than 80 square feet. The rear elevation of the addition will be clad in fiber-cement siding and will feature two one-over-one aluminum-clad double-hung windows.

The proposal also includes removing the existing garage and replacing it with a new garage and roof deck. The new building will be approximately 14'6"x20' and will have space for one car. Stairs on the house side will access a platform leading to a roofdeck and storage room. The alley elevation of the brick-clad garage will feature a roll-up door topped by two blind windows.

Evaluation

Closing in part of the dogleg minimally increases the size of the house and will not be perceived from public space. The existing garage is deteriorated and, based on map research, does not appear to date from the period of significance. The applicant has revised the plans to reduce the overall height and move the roof deck off of the alley side. Although this building will still be taller than most of the alley structure in this area, it is deferential to the main house and proportionate. The roof deck will not be visible from 11th Street because it is shielded from view by brick walls on each side. Even though structures of this size were not historically found in this alley, the impact on the historic district will be minimal.

Recommendation

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