
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

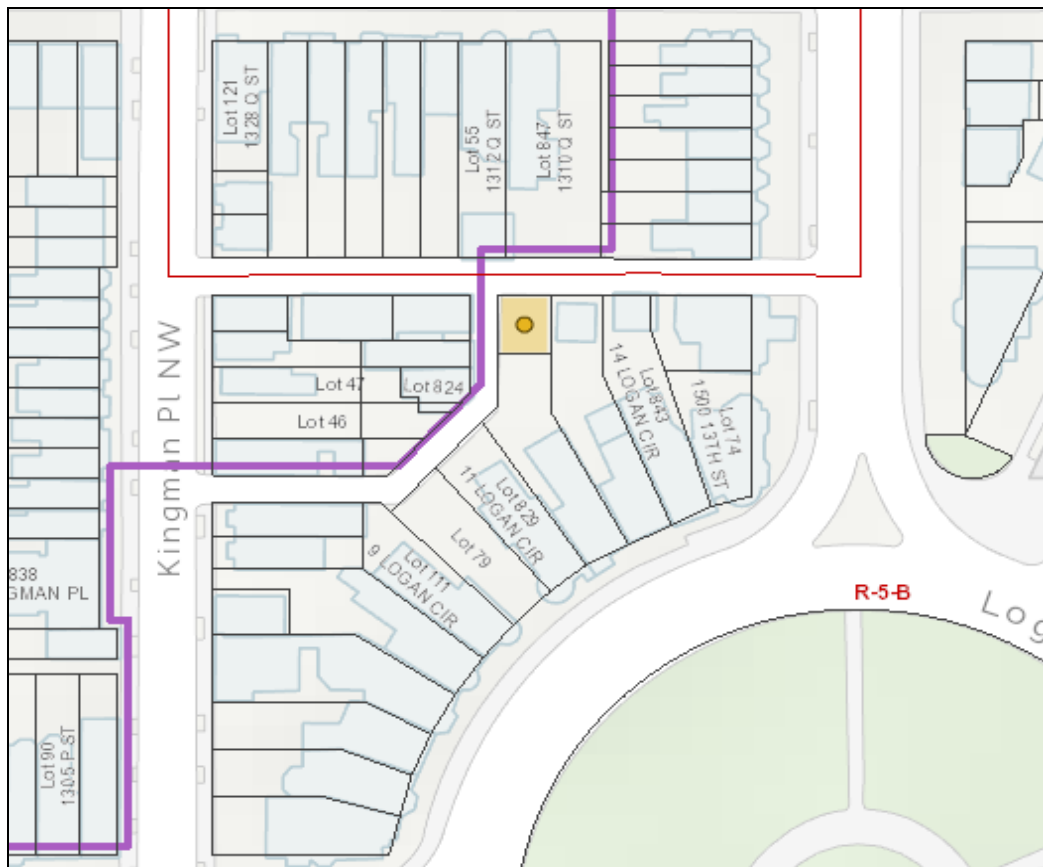
Property Address: **12-Rear Logan Circle, NW**
Landmark/District: **14th Street and Logan Circle
Historic Districts**

X Agenda
Consent Calendar

Meeting Date: **September 24/October 1, 2015**
H.P.A. Number: **15-583**
Staff Reviewer: **Steve Callcott**

X Concept Review
Alteration
X New Construction
Demolition
Subdivision

Architect Michael Beidler (Trout Design), representing owner Matt Shkor, seeks conceptual design review for construction of a two-story garage and dwelling on a vacant alley lot in the 14th Street and Logan Circle Historic Districts. The subject lot is located on a 20 wide alley that runs east-west from 13th Street to Kingman Place, and also has frontage on a 15 foot wide alley that winds behind the rear of several properties on Logan Circle.



Proposal

The project calls for building a two-story (22 foot tall) structure that would fill out the 32' wide x 24' deep lot. The first floor would house three garages and the second floor would house a one-bedroom apartment with an open balcony recessed within the west elevation. An exterior circular stair would lead from the second story balcony to the roof, which would have a roof deck, green roof and mechanical units concealed behind brick parapet walls. The building would not have a stair tower or penthouse.

The building would be clad with brick on the north, south and east facing elevations; the west facing elevation (fronting the 15' alley) would be clad in horizontal wood siding. The north elevation facing the wider alley would have a large central multi-light industrial window on the second floor.

Planning Considerations

The project will require zoning variance relief from for lot occupancy, rear yard setback and from a restriction on the construction of new residential buildings on alleys less than 30 feet in width.

Evaluation

This alley contains a number of sizable alley buildings, including a complex of four two-story carriage house/stables immediately to the west and a two-story alley building across the alley to the north. While the site is immediately adjacent to a one-story garage to the east, another two-story alley building is located to the east of that structure. Given this established context of two-story alley buildings, the proposed building would be compatible in terms of height, mass and size.

The proposed use of brick as the predominant material is also compatible with the other alley buildings and the houses on surrounding street-facing lots. However, for reasons both aesthetic and practical the use of brick on the first floor of the west elevation is encouraged. As designed, the corners appear visually weak with only a single wythe of veneer brick and a solid brick base would be a more durable option than wood.

As the project continues to be developed, the specific design and materials for the garage doors themselves -- which make up a significant portion of the public ground floor elevations -- could provide an opportunity for further relating the building to the character of the historic district and the alley context.

Recommendation

The HPO recommends that the Board find the conceptual design to be compatible with its alley context and the 14th Street and Logan Circle Historic Districts, and to delegate final approval to staff if the project receives the necessary zoning relief.