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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	732 3rd Street SE	<input type="checkbox"/> Consent
ANC:	6C	<input checked="" type="checkbox"/> Concept
		<input type="checkbox"/> Alteration
Meeting Date:	December 16, 2021	<input checked="" type="checkbox"/> New Construction
Case Number:	22-076	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Drury Tallant seeks concept review for a two-story garage on a property located in the Capitol Hill Historic District.

Property Description

There is currently a parking pad at the rear of the property, with open parking pads on either side. The alley is a mix of parking pads and garages



Contextual view of the alley



View of the three open parking pads and adjacent one-story garage

Proposal

There are no changes proposed at the front elevation. The applicant proposes to infill the parking pad area with a two-story garage measuring sixteen feet wide, about thirty feet deep, and twenty-one feet tall. The proposal shows an alley-facing elevation that is about two-thirds and one-third. The larger portion would have the garage door on the first floor and two paired windows on the second. The smaller portion would have the pedestrian door on the first floor and a single window above. The smaller portion would be slightly set back by a few inches. The garage would be clad in Hardie siding with PVC trim.

Evaluation

There are numerous two-story garages and alley buildings in the Capitol Hill historic district. They are generally brick or stucco in material, with flat alley-facing elevations, and symmetrical compositions. This is true of both the historic two-story alley buildings, and most Board-approved construction and additions. HPO staff has asked the applicant to make such revisions to the proposed design, so that the garage can be brick or stucco on the alley-facing elevation and side elevations, and that the alley-facing elevation can be flat. The applicant is amenable to making such changes to the design.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, if the above described revisions are made, and delegate final approval for a revised design to staff.

Staff contact: Moira Nadal