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

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>1109 D Street SE</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>October 27, 2016</b>	<input type="checkbox"/> Alteration
Case Number:	<b>16-682</b>	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	<b>Gabriela Gutowski</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant and architect Eric Petersen seeks concept review for a two-story carriage house in the Capitol Hill Historic District.

**Property Description**

The subject property is one of three two-story dwellings designed by L.T. Williams and built in 1923. The property's primary façade is clad in buff colored brick and features square-headed one-over-one double-hung windows, a flat roofed porch with square brick piers, and a sloped red tile roof with a shed roofed dormer.

The rear of the property is not visible from any streets. Currently the rear of the property features three concrete foundation walls from a former garage, since demolished. No other buildings within the row have garages at the rear of their lots.

**Proposal**

The plans call for the construction of a two-story carriage house within the footprint of the existing garage foundation walls. The carriage house would feature a shed roof measuring 19' 11" in height at the alley façade and 16' 3" in height at the yard facing façade. The exterior of the carriage would be clad in Hardi-plank siding and feature a paneled garage door, a single-leaf door with a Juliette balcony, and two one-over-one double hung windows. The yard façade would have no fenestration.

**Evaluation**

The design, scale and materials of the carriage house are in keeping with the character of the alley, and with the historic district in general. The building's mass, Hardi-plank siding, and simple sill and lintel detailing, contribute to the project's compatibility within the surrounding alley context composed of one and two-story garages, carriage houses, and residential buildings.

**Recommendation**

*The HPO recommends that the Board find the concept to be compatible with the character of the historic district and delegate final approval to staff.*