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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	124 11th Street SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	March 28, 2019	<input type="checkbox"/> New Construction
Case Number:	19-137	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Paul and Rosie Nathanson, with plans prepared by Eric Goetz of Blue Star Design Build, seek concept review for construction of a rear addition and a two-story garage at the property located in the Capitol Hill Historic District.

Property Description

124 11th Street, SE was built in 1865 by developer Stephen Flanagan as one in a row of sixteen matching rowhouses. Known as the “Philadelphia Row”, these buildings create a distinct block within the district. The houses of “Philadelphia Row” are characterized by their flat fronts, shallow areaways, pressed red brick facades, arched door openings, bracketed wood cornices, and double-hung windows. The row remains remarkably intact.

The property currently features a two-story rear dogleg wing. It has been enclosed and the one of those original exterior walls is now an interior feature at the building. There is not currently a garage, but rather a rolltop garage door affixed between the two adjacent garages. Of the sixteen buildings within the row, eleven have garages of varying designs facing the interior alley; six of the eleven are two-stories in height.



Louis Justement, architect. Plans and pictures of Washington, D.C. VII c. 1920-50



Contemporary views of the row

Proposal

The plans show a ground floor one story rear partial-width addition extending 4' towards the rear property line for a total width of 12' 5 3/4". At the second story a 5' 6" deep balcony is proposed at the rear, also at a width of 12' 5 3/4". Additionally, the plans show the construction of partial third story addition over the footprint of what was the rear dogleg, extending back 24' 7 1/4" deep and 12' 7" wide. The third story addition would align with the existing rear elevation and would not extend the full width of the building. The slope of the rear roof is proposed to be built up to adjust the slope. The rear additions would be clad in brick and feature regular spaced punched window and door openings. Two doors at the second story would give access to a roof-deck above the first story addition. No additions would be seen from the street.

The proposal includes a new two-story garage at the rear of the property. The garage's footprint would measure 22' 0" x 18' 0" and the height would be 20' 0". The garage would be clad in brick and feature one large garage door at the first story facing the alley and off-center casement windows at the second story.

Evaluation

Four buildings that are part of "Philadelphia Row" currently feature full-height three-story rear wings. The proposed third story addition would be the same height as these existing additions and would not extend past the building's existing roofline. The proposed one-story addition is modest in scale and will leave a substantial amount of greenspace at the rear yard. No alterations or additions are anticipated to be visible from the street.

The Board has approved two story garages within the Capitol Hill Historic District, all measuring 20'0" in height or less. The proposal conforms to this height and will align with the alley's edge and other existing garages. The design, materials, and detailing of the proposed garage are compatible with the character of the alley and with the District.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District, and delegate further review to staff.

Staff Contact: Moira Nadal