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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	138 11th Street SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	December 5, 2019	<input checked="" type="checkbox"/> New Construction
Case Number:	19-603	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Lynn Hart and George Ingram, with plans prepared by architect Jennifer Fowler, seek concept review for a two-story carriage house on a property located in the Capitol Hill Historic District.

Property Description

138 11th Street, SE was built in 1865 by developer Stephen Flanagan as one in a row of sixteen three-story matching rowhouses, known as the “Philadelphia Row. The houses of 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 along 11th Street. At the alley, the property has a wood fence. On one side is a one-story garage and the other side is an unenclosed parking spot.

Proposal

There are no changes proposed at the front elevation. The proposed two-story carriage house would measure about 22 feet deep and 18 feet wide, with a height of 21 and a half feet. The east (alley) elevation would be brick with a single garage door opening under three glass transom windows on the first floor and three double-hung windows on the second. These openings would all have recessed steel channel headers. The second story windows would have concrete sills. The north elevation would be painted stucco and the south elevation clad in brick.



Views of the rear of property from the alley

Evaluation

The carriage house exceeds the 20-foot height limit typically required by the Board when evaluating two-story carriage houses and second-story additions on garages. The design is otherwise compatible with the materials and scale of carriage houses and garages found on this alley and in this historic district.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, on the condition that the height be reduced to a maximum of 20 feet, and delegate final approval to staff.

Staff contact: Moira Nadal