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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	152 11th Street SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	October 28, 2021	<input checked="" type="checkbox"/> New Construction
Case Number:	21-551	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Edward and Lauren Kraemer, 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

152 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 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, there is a one and a half story historic stable that was built in 1877. The stable building has been altered at the alley elevation first story to add a garage door.



Existing 1877 stable building at 152 11th St SE

Proposal

The existing stable building is proposed to be demolished and replaced with a two-story brick carriage house extending twenty-five feet deep and measuring a little over twenty-one feet tall. The first story at the alley would have a garage door next to a pedestrian door. On the second story would be paired windows under a brick arch centered over the garage door and a single window centered over the pedestrian door. The elevation is asymmetrical but balanced.



View of the stable building (with star) and adjacent garages

Evaluation

The existing stable building is one of the older stables identified in this historic district during the alley buildings survey. It is unusual for its one and a half story height. However, its integrity has been substantially compromised by the modifications to accommodate the garage door.

The proposed carriage house is compatibly designed and is in line with many of the Board's past approvals for two story alley buildings, including others in this alley. The height exceeds the 20-foot height limit previously required by the Board when evaluating two-story carriage houses and second-story additions on garages but is in line with the height allowed in the recent zoning updates.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, and delegate final approval to staff.

Staff contact: Moira Nadal