
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Capitol Hill Historic District	(x) Agenda
Address:	152 11th Street, SE	() Consent
		(x) Concept
Meeting Date:	September 27, 2018	(x) Alteration
Case Number:	18-601	() New Construction
		() Demolition
		() Subdivision

Owner Edward Kraemer, with plans prepared by C & S Development, seeks concept review for a rear addition at the building located within the Capitol Hill Historic District.

Property Description

152 11th Street, SE, developed by Stephen Flanagan and built in 1865, is one of a row of sixteen matching rowhouses. Known as “Philadelphia Row”, these houses create a distinct block within the district characterized by their flat fronts; shallow areaways; pressed red brick facades; arched door openings; bracketed wood cornices; and double-hung windows. The row appears remarkably similar as it did after construction.

The property currently retains its historic dog-leg. A small portion of the dog-leg extension is three-stories tall, the rest extends two-stories. A one-story garage is located at the rear of the lot facing the alley.



Figure 1: Louis Justement, architect. Plans and pictures of Washington, D.C. VII c. 1920-50

Proposal

The plans call for the construction of a two-story rear addition. The existing dog-leg would be retained and the new addition would extend 10'0" towards the rear property line. The existing third floor of the wing would be re-clad in brick and the new two-story addition would also be clad in brick. The fenestration at the new addition would consist of three banked six-over-six

double-hung windows at the second floor and two windows and a door at the first floor. The new addition would be visible from Independence Avenue, SE.



Figure 2: Rear facade at 152 11th St SE as seen from sidewalk along Independence Ave.

The proposed interior drawings show extensive demolition of interior walls and finishes. The applicant submitted existing condition photographs documenting that the interior of the building is highly altered and no original fabric remains.

Evaluation

Fundamental to the character of this row of sixteen houses is their simple block-like massing in the main part of the house, and their rear wing extensions which usually consist of diminishing additions, wings, and/or porches. The massing typical of a historic rowhouse follows a hierarchy where the main block is taller than, or equal to, the height to its rear wing. For an addition to be compatible it should conform to this historic pattern of massing and hierarchy, and--by its scale, dimensions and location--be secondary or at least not overshadow the main part of the house.

The proposed two-story rear addition will be one-story shorter than the main part of the house and therefore maintain the secondary nature of the rear wing. The existing dog-leg will be retained. The proposed brick cladding and regular fenestration pattern of double-hung windows are in-keeping with other rear elevations within the row and district. The rear addition will be seen through a gap between the rear of the row and the row of garages facing the alley. It will be seen for a limited vantage point along Independence Avenue and in combination with other rear elevations within the row.

Recommendation

The HPO recommends that the Board find the concept to be compatible with the historic district and to delegate further review to staff.

Staff Contact: Gabriela Gutowski