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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>221 10<sup>th</sup> St SE</b>	<input checked="" type="checkbox"/> Consent
ANC:	<b>6B</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>July 25, 2019</b>	<input checked="" type="checkbox"/> New Construction
Case Number:	<b>19-314</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Kristi Cooper, with plans prepared by architect Jennifer Fowler, seeks concept review for construction of a two-story carriage house on a property located in the Capitol Hill Historic District.

### **Property Description**

There is a one-story brick wall at the rear of the subject property. Along the alley are a mix of one- and two-story garages and carriage houses mostly built in brick.



*Contextual views of the rear of property from the alley*

### **Proposal**

The two-story carriage house would replace the existing wall and extend into the rear yard deeper than the adjacent garage and carriage house. At 20.5 feet tall, this new carriage house would be one story taller than its neighbor at 219 and slightly taller than the 2-story carriage house at 223. The carriage house would be clad in brick facing and would have arched openings.

### **Evaluation**

The carriage house will fit well into the alley context in size, style, and material choice. The proposed full height of 20.5 feet is a half foot taller than generally approved by the Historic Preservation Review Board and that height should be slightly decreased if possible, and certainly not increased as the drawings are developed further.

### **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*