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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	313 11th Street NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	September 22, 2016	<input type="checkbox"/> Alteration
Case Number:	16-470	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Kelly Steele and Chris Caldwell, with plans prepared by architect Jennifer Fowler, seeks concept review for a two-story carriage house with a roof deck in the Capitol Hill Historic District.

Property Description

The subject property is a two-story dwelling built in 1891 by an unknown architect. The west (primary) façade is painted brick with a corbeled brick cornice, single-course rowlock brick segmental arches at the window and door openings, and six-over-six double-hung windows. The rear of the property currently features a modern wood carport with an open pitched roof accessible through the rear alley. The rear of the property is not visible from a public thoroughfare. The applicant is seeking BZA relief required due to lot coverage.

Proposal

The plans call for the demolition of the carport and the construction of a 20' 0" tall two-story brick carriage house and roof deck. The east façade (alley facing) at the garage would feature a garage door at the ground floor flanked by two goose-necked light fixtures, and at the second floor, paired one-over-one double-hung aluminum clad wood windows and a single-light awning window. All door and window openings would feature brick single-course segmental arches. The roof would be flat and feature a 36" open metal railing set back 3'0" from the alley façade and aligning with the west facade (yard facing). The roof deck would be accessible by an exterior metal spiral stair at the west façade.

Evaluation

The design, scale, and materials of the carriage house are compatible with the character of the alley and with the historic district in general. The building's mass, use of red brick, and simple sill and lintel detailing, contribute to the project's compatibility within the surrounding alley context composed of one and two-story garages, carriage houses, and residential buildings. The proposed overall height of the carriage house at 20'0" is comparable to the height approved by the Board at newly constructed two-story carriage house within the district, such as at a recent case at 231 10th Street SE (HPA 16-209, February 2016), in which it which it required that a proposed 23'9" tall two-story carriage house be reduced to a height no greater than 21'6".

Recessing the roof deck and railing from the alley face of the building will ensure that it has a minimal visual impact.

Recommendation

The HPO recommends that the Board find the concept to be compatible with the character of the historic district and delegate further review to staff, with the condition that the height be lowered.