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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>401 11<sup>th</sup> Street, SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>September 24, 2015</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>15-498</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Sarah VanLandingham</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Briceno Adolfo, with plans prepared by Workshop T10, seeks concept review for a new carriage house and exterior modifications to a house in the Capitol Hill Historic District.

**Property Description**

The subject property is a small two-story stucco-clad frame house with a front porch that was built before permits began to be issued in the 1870s. It is located at the corner of 11<sup>th</sup> Street and D Street SE and has a large side yard; the neighboring house at 403 looks like it was built at the same time. The house has suffered some deterioration, including failing stucco, and is in need of restoration.

Historic maps show a changing collection of alley buildings over time. Most of these were one-story buildings but there is a newer two-story carriage house at 407 11<sup>th</sup> St SE. It is not clear when this was built or whether it was reviewed by HPRB.

**Proposal**

The applicant proposes to construct a two-story carriage house at the rear of the property with a parking spot on the first level and an office above. The structure would be about 18.5' tall, 22' deep and clad in lap siding (the material is not specified).

On the main house, an existing one-story rear addition will be removed and replaced with a new porch wrapping around the rear part of the building. A new basement entrance and window well will be added to the side of the building to provide access and light to the basement.

The plans call for removing the existing deteriorating stucco and replacing it with lap siding to match the original.

**Evaluation**

Although there is not a substantial collection of two-story alley buildings in this block, the lot is large enough to comfortably hold the new structure without seeming cramped. Historic maps show that there was once some kind of alley building at the rear of the subject property but it was likely only one-story. The design of the carriage house is simple and will relate well to the

restored main house. If fiber cement board is used on the carriage house, it should match the new wood on the house in size and style.

The proposed rear porch is compatible in size, placement and design with the character of the house.

The plans call for adding a fence along the property line. This, along with landscaping, will help hold the corner of the block better and improve the relationship of the house to its lot.

**Recommendation**

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