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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	232 11th Street, NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	July 26, 2012	<input checked="" type="checkbox"/> Alteration
Case Number:	12-505	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Beverly Pringle and Mark Moran, with drawings prepared by Mike Fowler, AIA, request Board approval for a rear addition to 232 11th Street, NE in the Capitol Hill Historic District.

Property Description

Constructed in 1894, 232 11th Street, NE is three-story brick bayfront with an existing two-story rear ell. The depth of the house is shallower than that of the adjacent houses at 234 and 230. The backyard of the property includes a garage abutting a service-based alley.

Proposal

The applicants wish to construct a third story atop the existing two-story rear ell, providing one additional room measuring 14' wide by 14' deep. Demolition is limited to removal of an existing roof deck sitting on top of the two-story ell and a small portion of the back wall on the third floor to reconfigure the door opening. The new addition would continue the brick construction of the main body of the house, utilizing 1-over-1 double-hung windows.

Evaluation

The applicants propose a modest change in massing, with no change in footprint. Because the main body of the house is already three stories in height, the new addition will simply extend the existing roofline. The addition is compatible with the character of the historic house and with the Capitol Hill Historic District in overall design, massing, materials, and fenestration.

The L'Enfant Trust holds an easement on this property, and the owners have already obtained the written approval of their easement holder.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff. This should not be construed as approval for any necessary zoning relief.