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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>322 11<sup>th</sup> Street, NE</b>	<input checked="" type="checkbox"/> Consent
		<input type="checkbox"/> Concept
Meeting Date:	<b>October 28, 2010</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>10-500</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Amanda Molson</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owner F. Bernazzini, with drawings prepared by Joel Truitt, requests approval for construction of a one-story garage at the rear of 322 11<sup>th</sup> Street, NE.

**Property Description**

Constructed in 1902, 322 11<sup>th</sup> Street, NE is a two-story, brick bayfront residence sited mid-block. The rear of the property opens into a service-based alley running north-south, which includes a number of one-story garages. The rear yard of 322 currently includes a parking pad.

**Proposal**

The applicant proposes to construct a one-story garage at the rear of the property, closely matching the size of the neighboring garage next door at 320 11<sup>th</sup> Street, NE. Set back from the alley by a 6' driveway apron, the garage would measure 25' deep and extend the width of the lot at 16' wide. The alley-facing elevation would measure 8'-10" in height, sloping down to 7'-10" on the elevation facing the backyard. The garage would be clad in hardiplank siding, with a rubber roof.

**Evaluation**

Sited in an alley occupied by several one-story garages and standing under 9' in height, the proposed garage is compatible with the character of the Capitol Hill Historic District in its massing, height, materials, and fenestration. The garage will not be visible from the street and is sited next to a similar garage.

The applicants should denote the use of "smooth-faced" hardiplank on the final plans in order to ensure that faux wood-grained hardiplank is not used.

**Recommendation**

The HPO recommends that the Board approve the proposal as consistent with the purposes of the preservation act.