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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	241 11th St SE	<input type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	July 1, 2021	<input checked="" type="checkbox"/> New Construction
Case Number:	21-361	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

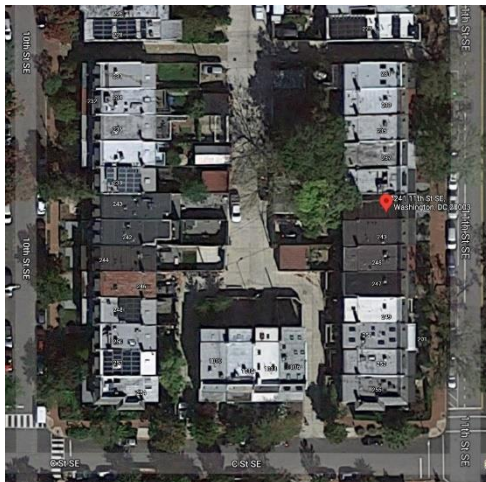
Applicants Karen and John Hayes, with plans by Eric Teran, seek concept review for construction of a rear and rooftop addition on a property located in the Capitol Hill Historic District.



241 11th Street SE from the rear

Property Description

241 11th St SE is a two story with raised basement brick tower-front rowhouse designed by George T. Santmyers and built in 1923. It was built as one of 26 under the same permit. At the front elevation, there is a short steeply sloped mansard with two dormers. There is a small inset at the rear that appears to be an original condition in this development and is seen on both sides of the block.



Aerial view of 241 11th Street SE in context

Proposal

The existing basement would be lowered to increase the floor-to-ceiling height and would be added onto about sixteen and a half feet to the rear at full width. The small rear inset is proposed to be infilled on both stories. The rear addition would be clad in fiber cement siding. The raised basement level and first story rear deck would be clad in brick veneer.

The existing one-story garage would be replaced with a two-story garage. The alley-facing elevation would be clad in brick veneer and have an off-center garage door on the first story and three windows on the second story. The two southern second-story windows would be blind, and the northernmost window would have an undivided lite. The garage side elevations would be clad in large panels. The south elevation would have a horizontal awning window on the second story and a recessed entry with stairs to the ground level. The north elevation would be clad in the same large panels, with no openings.



Contextual views of the alley

Evaluation

There are other two-story garages and carriage houses in this alley. The existing garage is not contributing and in a row of one-story garages. Because of this, both side elevations will be partially visible from the alley. The garage sides should be clad in the same brick veneer as the alley-facing elevation, as has been a condition of approval in similar past cases. It is atypical to have two of three windows proposed as blind windows on new construction. This fenestration on the second story alley elevation should be further refined to be regular but not purely aesthetic.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill Historic District, with the condition that the side walls of the garage be brick, and delegate final approval to staff.

Staff contact: Moira Nadal