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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	236 11th Street, N.E.	<input type="checkbox"/> Consent
ANC:	6A	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	September 29, 2022	<input type="checkbox"/> New Construction
Case Number:	22-439	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Jesse Connell of Little Tree Development Inc. seeks concept review for a three-story rear addition at a property located in the Capitol Hill Historic District.

Property Description

236 11th Street NE was built in 1894 by S. Carr for Mrs. M. A. Darnall as one of three. There is an existing ell (dogleg) at the rear.

Proposal

The existing rear ell would be demolished and replaced with a full-width addition extending back 13.5 feet. There would be a deck on the first story. The third story on the rear addition would have a four-foot inset to simulate the inset of the historic dogleg. The rear elevation would have large undivided windows and full-lite doors. The walls will be clad in siding boards of unspecified material.

Evaluation

Structural drawings should be clarified to ensure that interior framing is to remain. While it is unfortunate that the design does not retain the rear ell, the scale, materials, and design of the addition are compatible with this historic district and in line with many previous approvals. The Board has often approved the infill of a dogleg on the first floor when there is an inset on the upper stories. The compatibility of the addition as seen from the alley could be improved by including the inset on the second story, and reducing the size of the glazing and number of doors and windows.

Recommendation

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

Staff contact: Moira Nadal