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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	240 11th St NE	<input checked="" type="checkbox"/> Consent
ANC:	6A	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	December 3, 2020	<input type="checkbox"/> New Construction
Case Number:	21-055	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Jesse Connell seeks concept review for a three-story rear addition, partial third story, and two-story garage on a property located in the Capitol Hill Historic District.

Property Description

240 11th Street, NE was built in 1923 by H.W. Phillips for Louise and George Shambach as one of three two-story matching rowhouses.



View of 240 11th Street from the front

Proposal

On the front elevation, all windows and doors are proposed to be replaced, and the basement entrance reconfigured. At the rear, the existing two-story enclosed sunroom would be demolished and replaced with full width three-story addition extending back eighteen feet. The rear addition would be clad in siding boards of an unspecified material. Extending onto the existing building would be a partial third floor set back twenty feet from the front of the roof, with the stair override set sixteen and a half feet back from the front. The rooftop addition would be clad in siding boards of an unspecified materials to match the rear addition. There is also a

proposed front-facing roof deck that would be using the existing front mansard instead of railings, with the existing sidewall parapets increased in height.

The existing rear one-story garage is proposed to be demolished and replaced with two-story garage. The new garage would measure fourteen and a half feet wide by just over twenty-two and a half feet deep, with a total height just under the Board's twenty-foot height limit for two story garages and carriage houses. The garage would be clad in brick on all sides, with a garage door opening first floor door under rowlock header at the alley-facing elevation. The first and second stories would be divided with a belt course. At the second story are three ganged windows under a rowlock header.



Views of 240 11th St NE from alley running perpendicular from 11th Street to 12th Street



Views of the property from the rear- existing garage and lumber mock-up next to 238's addition

Evaluation

The adjacent property (238 11th St NE, HPA 14-094) has an existing addition of the same size and setback that is not visible. 240 has unique visibility from a perpendicular alley. The lumber mock-up of the proposed roof addition only appears to be visible from the rear alley.

Recommendation

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

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