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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	242 11th Street, N.E.	<input checked="" type="checkbox"/> Consent
ANC:	6A	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	March 24, 2022	<input type="checkbox"/> New Construction
Case Number:	22-174	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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



Views of 242 11th Street, NE from the front

Property Description

242 11th Street, N.E. was built in 1923 by H.W. Phillips for Louise and George Shambach as one of three two-story matching porch-front rowhouses.

Proposal

The project is very similar to that approved next door at 240 11th St NE (HPA 21-055). A new basement entrance is proposed for the front. The existing rear sunroom would be demolished and replaced with a partial-width three-story addition extending back about twenty-one feet. The partial third story would be set a couple of feet forward of the addition at 240, which is currently not visible. The addition would also be about a foot taller than 240.

The rear elevation would be clad in siding boards of an unspecified material. 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.

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 twenty feet. The garage would be clad in brick on all sides, with a garage door opening under a 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.



View of 238-242 11th St, NE from the perpendicular alley opposite

Evaluation

The adjacent properties in this matching row (238 and 240 11th St NE) have previously-approved additions of similar size and set back that are not visible from the street, even at a distance.

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