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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 checked="" type="checkbox"/> Agenda
Address:	<b>308 11<sup>th</sup> Street NE</b>	<input type="checkbox"/> Consent
ANC:	<b>6A</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>January 27, 2022</b>	<input checked="" type="checkbox"/> New Construction
Case Number:	<b>20-390</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicants Jessica Bachay and Haider Haimus, with plans prepared by architect Jennifer Fowler, seek concept review for a rear third story and roof deck addition and a two-story garage at a property located in the Capitol Hill Historic District.

**Property Description**

308 11<sup>th</sup> Street, NE is two-story brick rowhouse built in 1917. There are seven in the matching row, with 308 being next to last to end unit on the alley. At the rear is a one-story garage. Along the alley are a mix of one- and two-story garages, fenced rear yards, and parking pads.

**Proposal**

The roof deck would be set back about fourteen feet. The addition would add a partial third story over the rear ell (dogleg) and set back almost thirty feet. The addition would not be the full width of the rear ell for the front almost eighteen feet. The addition and new rear elevation would be clad in fiber cement board siding. The new rear elevation would have paired openings at each floor, French doors at the first story and windows above.

The new two-story garage would be full-width and twenty-two feet deep, and twenty feet tall. The garage would be clad in brick on all elevations. At the alley-facing elevation, the first story would be dominated by a large garage door under a brick rowlock header. The second story would have two two-over-two frosted windows under brick rowlock headers with brick sills.

**Evaluation**

The rooftop addition will not be visible or only very minimally visible, based on a lumber test. The proposed two-story garage is compatibly designed and in line with many prior Board approvals.

**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*