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

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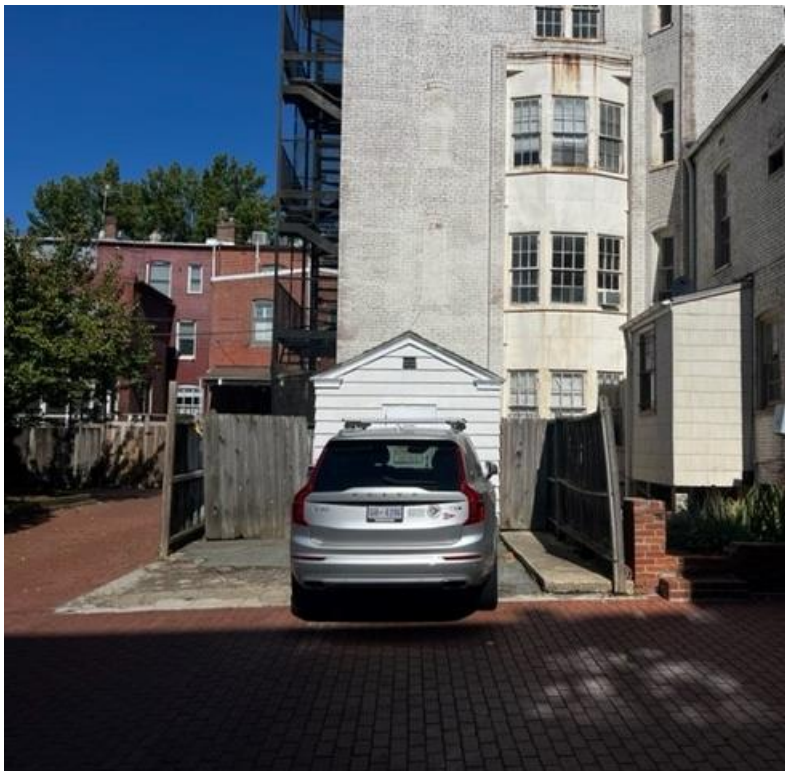
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Landmark/District:	<b>Capitol Hill Historic District</b>	<input checked="" type="checkbox"/> Agenda
Address:	<b>Rear of 117 12<sup>th</sup> Street SE</b>	<input type="checkbox"/> Consent
ANC:	<b>6B</b>	<input checked="" type="checkbox"/> Concept
		<input type="checkbox"/> Alteration
Meeting Date:	<b>October 27, 2022</b>	<input checked="" type="checkbox"/> New Construction
Case Number:	<b>22-373</b>	<input type="checkbox"/> Demolition
		<input checked="" type="checkbox"/> Subdivision

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Applicants Eric and Elizabeth Paisner, with plans by Eric Teran, seek concept review for construction of a two-story alley structure at a property located in the Capitol Hill Historic District.



*Lot 807, Square 989*

**Property Description**

Lot 807 of Square 989 is a tax lot located to the rear of 117 12<sup>th</sup> Street SE. It is fenced and contains a small one-story ancillary building and parking pad. There is a small public park space

across the alley from this lot. Along the alley are a mix of fenced yards, garages, and carriage houses. The lot is visible from the alley and 12<sup>th</sup> Street.



*Lot 807, Square 989 as seen from 12<sup>th</sup> Street (indicated with yellow rectangle)*



*Views along the alley looking towards 12<sup>th</sup> Street (left) and 11<sup>th</sup> Street (right)*

### **Proposal**

The structure is proposed to measure 29 feet deep by about 18.5 wide, and 21.5 feet tall. The building would be mostly brick on all sides, with some inset areas of wood siding. At both alley-facing elevations there are large garage doors with a thin ribbon of transom windows. The South and West elevations are fenestrated, East and North are not.

**Evaluation**

The scale, materials, and design of the addition are compatible with this historic district and in line with several previous approvals. The design would be made more compatible if the large windows were reduced in size.

**Recommendation**

*The HPO recommends the Board find the project to be generally compatible with the Capitol Hill historic district and seeks the Board's direction as to whether additional design work is needed on the size, organization and orientation of fenestration, and recommends that final approval be delegated to staff.*

*Staff contact: Moira Nadal*