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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	336 11th Street, N.E.	<input checked="" type="checkbox"/> Consent
ANC:	6A	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	June 1, 2023	<input type="checkbox"/> New Construction
Case Number:	23-252	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Colleen Durbin and Nicholas Tabori, with plans by architect Jennifer Fowler, seek concept review for a one-story rear addition, rear bay, and partial third floor addition at a property located in the Capitol Hill Historic District.

Property Description

336 11th Street NE is a brick bay-front two-story rowhome built in 1902 by James and Lottie Burn as one in a row of 11. The rear abuts an alley that leads to the interior of the block and is visible from D Street.

Proposal

The rear ell (dogleg) would be infilled at the first floor and clad in board-and-batten siding. The second story of this small addition would be a roof deck. A shallow bay projection is also shown at the second story rear elevation of the ell.

A partial third story would start 18 feet back from the front roof and extend over the ell. The addition would be about nine-and-a-half feet tall. This addition is also shown to be clad in vertical board-and-batten siding. The addition's roof steps up from the front to rear.

Evaluation

Vertical board-and batten is atypical of residential additions in this historic district. A horizontal siding board would better blend with the other rear ells in this alley.

A visibility test was conducted, and the addition is not anticipated to be viewed from any points along the street at the front. The addition will be completely visible from the rear due to the alley. As visibility is greater at the rear, the visual impact could be lessened by decreasing the floor-to-ceiling height and eliminating the addition's roof stepping-up at the rear.

Recommendation

The HPO recommends the Board find the project compatible with the Capitol Hill historic district, on the condition the rooftop addition height be reduced, and delegate authority to HPO Staff.

Staff contact: Moira Nadal



336 11th Street NE from D Street showing visibility test at the rear