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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	235 12th Street, S.E.	<input type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	June 1, 2023	<input type="checkbox"/> New Construction
Case Number:	23-286	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Amit Singh Trustee, with plans by architect Jennifer Xu, seeks concept review for a partial third floor addition and two-story alley building at a property located in the Capitol Hill Historic District.

Property Description

235 12th Street SE is a brick bay-front two-story rowhome built in 1887 by John F. Akers for John Michan. It is one of 3 built under the same permit. The rear abuts an alley and there is a masonry block garage. Along the alley are a mix of parking pads, one-and-a-half story garages, and the Gessford Court alley buildings.

Proposal

The rear ell (dogleg) would be infilled. About 5.5 feet would be added on at the rear. A partial third story, modeled on the addition next door at 237, would start 20 feet back from the front. There would be a shallow balcony at the rear of that third story addition.

Depending on the structural soundness of the garage, either a second story would be added or a new two-story building would be constructed in approximately the same footprint and at a 19 foot height. The new two-story building would be stucco on all sides. The side elevations would be blank. The alley-facing front elevation would have a pedestrian and garage door joined under a lintel at the first floor. There would be three double-hung windows at the second story.

Evaluation

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 at 237, upon which this addition has been based, is not visible. The two-story garage building is in line with many past Board approvals.

Recommendation

The HPO recommends the Board find the project compatible with the Capitol Hill historic district, and delegate authority to HPO Staff.

Staff contact: Moira Nadal



Views of the 235 12th Street SE garage





Context along the alley, directly across (top) and catty-corner (bottom)

