

**Historic Preservation Committee of the
Capitol Hill Restoration Society
308 11th Street, NE HPA 20-390**

July 2020

The Capitol Hill Restoration Society's Historic Preservation Committee reviewed the project plans dated June 10, 2020. This contributing rowhouse is one of seven that was built in 1917 by owner F. M. Johnson and architect W. E. Howser. All seven rowhouses have one-story brick garages at the alley (Figure 1). Applicant plans to build a third story and roof deck over existing house and to demolish the east and west elevations of the one-story garage and build a new two-story garage in its place. This project does not include any alterations to the façade or the existing rear addition.

The third-story frame addition, clad in hardie board and batten siding, will be over the existing rear addition and will open up to a roof deck over the front/main portion of the house. The roof deck will have a metal guardrail 12 feet back from the front of the house. There will be a new extended brick parapet along the property lines. A sight-line study on page A-10 shows that the third-floor addition will not be visible for a pedestrian standing directly across the street.

The one-story brick garage appears to be historic and the garden/east facing elevation still retains historic integrity with two-over-two double-hung windows flanking a wooden door. The alley-facing/west elevation, clad in painted plywood with a modern garage door, no longer does retain historic integrity. The new two-story brick garage will feature a simple symmetrical alley façade with two one-over-one double-hung windows on the second floor. There is another two-story garage on this alley.

CHRS committee members did notice a DCRA Stop Work Order above the garage door, dated July 1, 2020 for exceeding the scope of the permit.

We believe that the project is compatible with the Capitol Hill Historic District.

Thank you for considering our comments.



Alison Ross
Member, Historic Preservation Committee
Capitol Hill Restoration Society



Figure 1. Garage at 308 11th St NE (at right in photo) in row of one-story brick garages.