

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

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>306 3<sup>rd</sup> Street SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>September 18, 2014</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>14-622</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Frances McMillen &amp; Sarah VanLandingham</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant WSD Homes requests concept approval for interior renovation, a small rear addition, and façade restoration at 306 3<sup>rd</sup> St. SE in the Capitol Hill Historic District.

**Property Description**

Built in 1901, 306 3<sup>rd</sup> St. SE is a three story brick rowhouse. The façade configuration has been altered such that the original stairs have been removed and the main entrance is now at grade. The original front door, at the second story level, has been replaced by glass doors and a Juliet balcony.

**Proposal**

The proposal includes a rear addition that would fill in the dogleg and extend the rear wall two feet. A newly configured rear elevation would open onto a small deck at the second floor with stairs down to the rear yard. The addition will have Hardie-board siding and penetrations for three one-over-one windows at the third story, glass doors at the second story, and a new 4-panel door and two one-over-one windows at the lower level.

The plans call for renovating the interior including removing some load-bearing interior walls. The floor systems will remain and will be reinforced where necessary with sistered-in joists. The façade will be restored to its original configuration including returning the original main door at the second floor to the primary entrance and installing a new metal staircase. The new front door will be full-light and the lower-level will have a four-panel door. The windows will be replaced and the shutters will be removed.

**Evaluation**

Although the plan calls for removing some interior load-bearing walls and removing the rear wall, the intention to retain the existing floor systems, a large section of the roof, and three exterior walls ensures that the proposal does not meet the definition of demolition. The modest rear addition will not be visible from public space and is subordinate to the historic building. The façade restoration will improve the appearance from 3<sup>rd</sup> Street and return the building to its original configuration.

**Recommendation**

*The HPO recommends that the Board find the concept consistent with the preservation act and compatible with the Capitol Hill historic district with the condition that the applicant work with HPO staff in selection of new windows and doors.*