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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	312 3rd Street NE	<input checked="" type="checkbox"/> Consent
ANC:	6C	<input checked="" type="checkbox"/> Permit
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	September 24, 2020	<input type="checkbox"/> New Construction
Case Number:	20-337	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Minoou Rouhanian, with plans prepared by architect Maeva Michiels, seeks concept review for a two-story rear addition on a property located in the Capitol Hill Historic District.

Revised Proposal

The revised package now includes photos and conceptual drawings. The Board asked that the applicant explore reducing the depth of the full-width two-story addition. The applicant has responded by reducing it by just over 2 feet, to be in line with an existing one-story rear addition at 314 3rd Street SE.

Evaluation

In July, the Board asked the applicant to continue to work with the ANC and to provide them with sufficient information to assess the proposed project. The ANC has now voted 5:1:0 in support of the revised proposal.

It still hasn't been demonstrated why the second floor of the house needs to be fully re-framed, as was shown in the previous proposal, and it would be preferable that existing framing be reused and repaired as needed.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, on the condition that existing framing be retained and only replaced where beyond repair, and delegate final approval to staff.

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