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**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>328 D Street SE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>March 24, 2016</b>	<input type="checkbox"/> Alteration
Case Number:	<b>16-246</b>	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	<b>Sarah VanLandingham</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Andrew Devine with plans prepared by architect Frederick Taylor seeks concept review for a new rear addition in the Capitol Hill historic district.

**Property Description**

The subject property is a small semi-detached frame house built before permits were required in the District. It is located on raised grade one house in from the corner of 4<sup>th</sup> Street. The house consists of a side-gabled main block and rear extension with a series of smaller rear additions. It is connected to 330 and separated from 326 by a narrow side yard.

**Proposal**

The plans call for removing one of the small rear additions and constructing a new two-story rear addition. The addition would be partially built upon an existing 9.5' addition and would extend another 16.5' toward the rear yard maintaining the gap between 328 and 326. The addition would require only limited interior demolition. The addition would mirror the roofline of the existing building and would overbuild the existing roof to allow for full-height spaces in the new areas. The addition would be clad in fiber cement lap siding. The applicant has provided two options for side fenestration—each calling for multi-paned windows and doors. The rear elevation consists of a pair of multi-lite doors and sidelights on the first floor with windows in a similar configuration above. A painted wood canopy would be located above the doors.

**Evaluation**

The scale, design, and materials are in keeping with the character of this house and with the historic district in general. This is especially important because the addition will be visible from 4<sup>th</sup> Street. The total amount of demolition is limited and the addition will not have a substantial physical impact on the historic fabric. By maintaining the existing side yard, the addition preserves the relationship of the existing house to its neighbors. Both fenestration alternatives are compatible.

**Recommendation**

*The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District and delegate final review to staff.*