

**Historic Preservation Committee of the
Capitol Hill Restoration Society
732 3rd Street, NE HPA 22-076**

December 2021

The Preservation Committee of the Capitol Hill Restoration Society met to discuss plans for 732 3rd Street NE on December 6, 2021. The owner applicant, Drury Tallant, is a member of the Preservation Committee and he presented information concerning his application and then recused himself and took no part in discussion.

This contributing rowhouse is one of 15 houses along the west side of 3rd Street all designed by architect Frederick G. Atkinson and built in 1890 by Howarth & Yates for owner John Sherman. The property is the second one from the north end of the row and has a long rear yard that backs up to a dead-end alley. The alley demarcates the northwest boundary of the Capitol Hill Historic District; these 15 houses east of the alley are within the Historic District and Station House, a 10-story brick apartment building that dominates the block and the entire west side of the alley, is not part of the Historic District.

The rowhouse is the only structure on the property. Applicant proposes to build a new two-story frame garage with studio at the alley. The proposed west (alley) elevation features a garage door with glazing and front entry door with similar glazing. The second story has a two-window bay centered over the garage that projects slightly over the first floor. An additional window centered over the front entry door is flush with the first floor. Other details include a second story glass-block clerestory window on the north elevation, and on the east (yard) elevation there is a spiral staircase to the second-floor studio and a jog in the footprint of the garage to save the elm tree that currently grows there. The entire building will be clad in Hardie lap siding.

While many historic Capitol Hill alley buildings are brick, some contemporary alley buildings are frame. The HPRB approved on the consent calendar, another two-story garage clad in Hardie siding at 401 11th St SE in October 2015 (HPA 15-498). This property is at the corner of 11th and D Streets SE. It differs in that the 11th St garage is entirely visible from D St SE as well as driving down 11th Street (See Figure 1). Here, the garage at 732 3rd Street NE would be at the end of a dead-end alley, backing up to a massive brick apartment building and garage, and featuring Hardie-panel material to greater effect. The contemporary garage is clearly a twenty-first century building. Applicant has given the utilitarian building some interest by pushing and pulling with the Hardie lap siding details while respecting the massing and composition of a traditional accessory structure.

Applicant shared neighbor letters with the committee. While we believe that this project is compatible with the Capitol Hill Historic District we choose not to make a formal recommendation due to the Committee's association with the applicant.



Alison Ross

Member, Historic Preservation Committee
Capitol Hill Restoration Society

Figure 1. 401 11th St SE garage (HPA 15-498) Looking east down D St SE to 11th St SE. Google Maps screenshot from June 2019.

