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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	713 E Street, NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	September 22, 2011	<input checked="" type="checkbox"/> Alteration
Case Number:	11-469	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Roger Nebel, with drawings prepared by Joel Truitt, requests concept approval for a one-story rear addition at 713 E Street, NE in the Capitol Hill Historic District.

Property Description

711 E Street, NE and 713 E Street, NE were constructed in 1910 by owner Edward T. Noll, with A.H. Beers serving as architect and M.H. Herriman serving as builder. Both one-story, brick stores originally, the buildings have since been converted to residential use. Consistent with Capitol Hill's early twentieth century neighborhood stores, the buildings feature large storefront windows with transom windows above. The buildings are located in a landlocked square, with the neighboring rowhouse at 717 E Street, NE extending deeper into the lot than 713. 713 E is slightly deeper than its mate at 711 to accommodate a storage area.

Proposal

The applicants propose to construct a rear addition extending the width of the lot. However, the depth of the addition is unclear. The addition will be simple in its fenestration, including a set of double doors with flanking windows on the rear elevation. Constructed in hardiplank siding, the addition's roofline will step up in height by approximately 12" from the rear wall of the house before sloping back.

While the floor plans show the addition extending 19' from the rear wall of the house, the plat shows the addition extending only 13'. It is presumed that 19' is the accurate dimension; thus, the plat should be clarified.

Following discussion with the HPO, the applicants have agreed to eliminate the side parapet walls shown on the drawings by fire-rating the roof instead. This change should be shown on final construction drawings.

The final construction drawings should also include: a demo plan indicating whether the rear wall of the house will be retained or removed, information on the materials for the windows and doors in the addition, and side elevation drawings showing the material treatment for these areas. The walls facing the neighbors should be properly finished, either in brick or hardiplank.

Evaluation

The addition is modest in size, even compared to an already small house. The slightly higher roofline will not be visible from E Street given the depth of the house, and the materials and fenestration are compatible with the character of the building. After consulting with the HPO, the applicant has agreed to fire-rate the roof of the addition, avoiding the additional height of side parapet walls.

Although not required for final approval, the owner is encouraged to replace the existing front door with a more appropriate style. The one-story height of the building makes the front door a very prominent feature of the facade. Selecting a style more appropriate for the building type and era of construction would greatly benefit this property and its mate next door.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff, provided that the additional information mentioned above is included in the drawings submitted for final approval.