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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	716-718 L Street SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	January 30, 2020	<input checked="" type="checkbox"/> New Construction
Case Number:	20-037	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant 716 L St SE LLC, with plans prepared by architect Charles Warren of Teass Warren Architects, seeks concept review for rear and roof additions to two three-story buildings in the Capitol Hill Historic District.

After hearing the case in November, the Board asked to hear this case again before making a final determination. The Board took no formal action but advised the applicant that revisions were needed, including: (1) meeting the massing and conditions of the previous concept approval (HPA 17-658); (2) removing railings from the front of the additions; (3) reducing the scale of the larger multi-lite windows; (4) using a lighter color for the window trim and mullions on the additions; (5) using lighter and warmer colors on the additions; and (6) revising the front yard so that the projecting store fronts don't sit on grass.

Revised Proposal

The revised drawings incorporate the requested modifications. The proposal now conforms with the setbacks approved under the previous concept, as well as meeting the Board's conditions set at that time, and the revisions requested at the November 2019 hearing.

Evaluation

The additions will be visible from likely all sides, but are in line with the Board's previous concept approval under HPA 17-658.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, and delegate final approval to staff.

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