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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	1235 E St SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	May 28, 2020	<input checked="" type="checkbox"/> New Construction
Case Number:	20-306	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Megan Krause, with plans prepared by architect Jennifer Fowler, seeks concept review for a two-story front addition on a property located in the Capitol Hill Historic District.

Property Description

1235 E Street, SE is believed to have been built circa 1975-1976. It is not a contributing building. The building is set about 19 feet back from the building line, with a tall stuccoed garden wall in the front yard.

Proposal

The proposed two-story front addition would measure 19 and a half feet deep, bringing the new face of the building up to the building line, and measure about 18 feet wide. The footprint would be roughly the same as the existing garden wall, but slightly inset. There would be a forward-sloping standing-seam gable roof terminating at a simple frieze board. The addition would be clad in fiber cement siding. On the second story would be three two-over-two aluminum-clad windows. On the first story, there would be a simple full-width front porch with three ganged two-over-two aluminum-clad windows and a full-lite glass door in a wood frame with a transom above.

Evaluation

The design draws elements from some of the oldest buildings in the historic district and from traditional building styles with a blend of traditional and new materials that will make it clear that it is contemporary construction. The addition will re-establish the streetwall, add to the variety on styles found on this block, and improve the compatibility of the building with the Capitol Hill Historic District.

Recommendation

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

Staff contact: Moira Nadal