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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	602 E Street, SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	April 27, 2017	<input checked="" type="checkbox"/> Alteration
Case Number:	17-295	<input type="checkbox"/> New Construction
Staff Reviewer:	Gabriela Gutowski	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner E St LLC with plans prepared by architect Aaron Aeschliman seeks concept review for a rear addition in the Capitol Hill Historic District.

Property Description

602 E Street, SE was built in 1882 by Robert Barr and designed by the architect Dutton. The building, part of a row of four, is located near the corner of E Street and 6th Street, SE. The other three houses within the row (604-608) were built three years prior in 1879. The eastern neighbor (600) is a free-standing two-story house with a one-story garage facing South Carolina Avenue.

The property is a three-story brick building with a projecting half-hexagon bay window. The primary elevation features decorative brick string-courses and a corbeled cornice. There is an existing dog-leg extension at the rear. The rear elevation is constructed of brick and can be seen from South Carolina Avenue. Due to the two-story height of the 600 E, one can also see the third floor at 602 from the intersection of E Street, 6th Street, and South Carolina. The rear and side elevations at 602 are also visible from Marion Park.

Proposal

The plans call for the removal of the rear wall at the dog-leg and construction of a new dog-leg addition extending an additional 14.5'. The ground floor would be constructed of brick and the second and third floors would be clad in Hardiplank siding. A small wooden deck would be installed within the side-court. One-over-one double-hung windows would be installed at the rear and side elevations. A 42' high metal fence and gate would be installed at the rear of the property facing South Carolina Avenue, and three new HVAC units would be installed at the rear yard. The new rear addition would be partially attached to 603 South Carolina Avenue. The addition would not be visible over the primary elevation but would be visible from South Carolina and the intersection of E and 6th Streets, as well as from Marion Park.

Evaluation

Given the street grid in the historic district, it is not uncommon for a rear elevation to face a street. The rear of 602 is seen in combination with the rear façade and garage at 600 E Street. The rear of 600 is simply designed with regular spaced fenestration and six-over-six double-hung windows. The proposed fenestration pattern, double-hung windows, and simple detailing at 602 would be in keeping with 600 and other rear elevations with the row.

Although the rear elevation faces South Carolina Avenue, it is significantly set back from the row of houses and clearly reads as a secondary elevation. The presence of 42' tall open metal railing is not typical to rear property lines. Historically short metal fences are found at front and side yard within the district, and it would be more compatible to install a 6' tall wooden fence at the rear property line. A taller solid fence would also screen the HVAC units from view.

The benefits of Hardi-plank at the rear addition is that it clearly denote the addition as a later alteration and not original to the brick house. As the project continues to be developed, the detailing at the rear addition should be refined in consultation with HPO.

Recommendation

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