
**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:	September 28, 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 construction of a new building at the rear of a lot in the Capitol Hill Historic District. The proposal will require that the applicant seek zoning relief from the Board of Zoning Adjustment.

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 eastern neighbor (600) is a free-standing two-story house with a one-story garage facing South Carolina Avenue. The rear of the lot faces South Carolina and abuts a two-story plus basement rowhouse built in 1879.

Proposal

The applicant last presented to the Board on April 27, 2017. At that time, the plans called 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 Board asked the applicant to consider revising the proposal to include an accessory structure instead of a rear addition.

The revised proposal calls for construction of a new two-story plus basement building at the rear of the lot. The primary elevation at the new building would face South Carolina. All three elevations at the new building would be clad in brick. The primary elevation would feature a full-height rectangular bay with one-over-one double-hung windows. An off-set metal stair would lead to a single-leaf entrance door. The total height of the new building would be approximately 29 feet and would be shorter than the row of brick houses it will abut. The secondary west elevation at the new building would be visible from 6th Street and Marion park over an adjacent one-story garage.

Evaluation

The proposed new building will fill in a gap at the end of a row of houses at South Carolina. The height is slightly shorter than the row of houses to the east and taller than the one-story garage to the west, thus creating a gradual reduction of height terminating at the corner.

The primary elevation is traditionally designed and the projecting rectangular bay will relate well to 607 South Carolina and will visually bookend the two flat front houses within the row (603 and 605). The secondary west elevation will be seen in combination with the rear façade at 602 and garage at 600 E Street. The proposed brick cladding, fenestration pattern, double-hung windows, and simple detailing at the new building would be in keeping with both the 600 and other rear elevations with the row.

At the last meeting, there was community testimony expressing concerns over the loss of light and air that would result from the proposed rear addition by cutting off the open space between the rear of 602 E and the rear of 603 South Carolina. The revised proposal will maintain this open space.

Recommendation

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