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

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>625 E Street, NE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>November 17, 2016</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>16-691</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Gabriela Gutowski</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Danuta Otfinowski, with plans prepared by architect Jennifer Fowler, seeks concept review for modification to the roof pitch at the rear facade and construction of a roof deck at the property in the Capitol Hill Historic District.

**Property Description**

625 E Street, NE is one of fourteen brick rowhouses built in 1914 and designed by architect A. H. Sonnemann. The primary façade features an open porch at the first floor and a sloped slate roof with decorative wood eaves and dormers. The rear façade at the property currently has a two-story extension that extends across two of the three bays. The house is located mid-block between 6<sup>th</sup> Street, NE and 7<sup>th</sup> Street, NE. The rear façade is not visible from any street.

**Proposal**

The plans call for raising the roof at the rear façade to a height of 8' 7", creating additional living space at the third floor. The rear of the third floor would feature five single-light aluminum casement windows and one single-leaf door leading to a proposed deck at the roof of the existing two-story rear extension feature a wood picket railing. The two brick chimneys at the adjacent neighbors will be raised 30" above the increased roof pitch, as required by building code.

**Evaluation**

The proposal is compatible with the character of the house and the historic district. The increased height of the roof at the third floor will not be visible from the street, nor will it overwhelm or detract from the building's form or architectural character. The rear fenestration is traditional and appropriate for the house and historic district, and the proposed roof deck at the roof of the rear extension is a typical feature found at rear extensions within the district.

**Recommendation**

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