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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	710 E Street SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	April 30, 2020	<input checked="" type="checkbox"/> New Construction
H.P.A. Number:	20-134	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant E 710 LLC, with plans prepared by architect KC Price, seeks review of a permit application for a three-story rear addition to a two-story house.

In November 2018, the Board found a concept for an addition (HPA 18-612) to be generally compatible with the historic district, with the conditions that a proposed fourth floor or penthouse be removed and the fenestration revised.

Revised Proposal

The fourth-floor penthouse has been removed. The addition's roof may be higher than shown once constructed, as drawings don't show much space for the roof structure above the third-story windows, and the roof is drawn flat with no slope for drainage.

The roofline and fenestration of the two-story hyphen have been revised. The hyphen will now largely be glazed, and the previously flat roof will angle upwards toward the rear addition at about a 45-degree angle.

The fenestration along the western elevation was previously three sets of paired triple-hung windows per floor. The central pairs have now been reduced to double-hung windows. Three sets of paired double-hung windows have been added at the basement level along with a single double-hung window that straddles the addition and hyphen.

Evaluation

As the addition will be partially visible from E Street because of the driveway, the fenestration could be further improved by reducing the north elevation's windows from triple-hung to double-hung. It is not clear the extent to which the revised hyphen roofline will add to any visibility from E Street.

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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