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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	710 E Street, SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	November 15, 2018	<input checked="" type="checkbox"/> Alteration
Case Number:	18-612	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner C. Dudley Brown, with plans prepared by architect KC Price, seeks concept review for a three-story plus penthouse rear addition to a rowhouse located within the Capitol Hill Historic District.

Property Description

710 E Street, SE is a semi-detached two-story brick rowhouse built in 1886. The west elevation abuts a driveway leading to at-grade parking behind the building. The square has no alley. The property's western neighbor is a two-story commercial garage built in 1900.

The square is zoned as Mixed -Use (MU-4) and contains a mix of residential and commercial buildings. The eastern half of the square, along 8th and parts of D and E, are characterized by commercial buildings. The 7th Street block features purpose built residential rowhouses, although some are currently adapted for commercial use.

The Board recently approved a three-story rear addition and one-story rooftop addition at 418 and 420 7th Street, SE located around the corner from the property. ¹

Proposal

The plans call for the removal of a one-story rear brick wing and the construction of a large new addition extending 65' 0" towards the rear property line with a 15' 0" rear yard setback. The addition be inset 11' 0" from the west property line. The first 10' 2 ½" of the addition would be two-stories in height, unfenestrated, and serve as a circulation corridor. The remainder of the addition would be three-stories in height, extend 50' 2 ½", and clad in brick with paired three-light casement windows at the west elevation. A one-story penthouse addition would be constructed at the rear of the roof. It would be set back approximately 75' 0" from the building's primary elevation and would not be seen from the street. The penthouse would be clad in siding.

¹ 418-420 7th Street, SE (HPA 17-487, September 28, 2017)

The addition's west elevation would likely be seen obliquely from E Street when looking down the driveway.



Figure 1: Square 0902 with 710 E Street indicated

Evaluation

Unlike the rowhouses around the corner facing 7th Street, 710 E Street is not part of a coordinated row, nor is it neighbored by similar building types. The eastern half of the block features two contributing historic commercial buildings built in 1900 and 1921, while the western half of the block features three free-standing houses constructed c.1874, 1903 and 1905. The existing driveway between 710 and 706 serves a visual break between the two halves of the block. The subject property is located on a large lot that extends deep into the square, adjacent to a commercial building that extends the full length of its lot.

Given this context, an addition of this general size and footprint could be found compatible. With a 15' 0" rear setback and an 11' 0" setback from the west property line, it maintains an amount of open space consistent with lot coverages at properties within the square on E, 8th and D Street. While taller than the building it is being connected to, the three-story portion of the addition is compatible with heights in the block and the use of the two-story hyphen connection creates a visual break between the historic building and taller portion of the addition. The use of brick is compatible with the character of the block and historic district, and the potential visibility from E Street would be minor and limited to a select vantage point looking down the driveway entrance.

However, the proposed fenestration on the addition's west elevation is awkwardly composed and appears out of scale with the existing building; the composition, scale and proportions of the windows should be revised to be more compatible with the character of historic district. And while there are other three-story buildings with fourth floor penthouse additions within the square (718 and 720 7th Street), the majority of the buildings within the square are three-stories or less in height. In this instance, where the proposed addition is already quite large and taller

than the house it is being connected to, the inclusion of a penthouse results in the addition being out of scale and character with the property and should be eliminated.

Recommendation

The HPO recommends that the Board find the general concept to be compatible with the historic district and for the applicant to work with HPO staff to refine the fenestration at the addition and remove the fourth floor, and to delegate further review to staff.

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