HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Landmark/District: **Capitol Hill Historic District**   (**x**) Agenda
Address: **710 E Street SE**   ( ) Consent
ANC: **6B**   ( ) Concept
    (**x**) Alteration
Meeting Date: **February 27, 2020**   (**x**) New Construction
Case Number: **20-134**   (**x**) Demolition
    ( ) 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 an addition concept (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 be revised.

Revised Proposal
The fourth level has been removed. At least a portion of the addition's roof is bound to be higher than shown, because there seems scarcely enough space for the roof structure above the third-story windows, and the roof is drawn as perfectly flat, which will not drain.

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-hungs 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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