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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>712 E Street SE</b>                | <input checked="" type="checkbox"/> Consent    |
| ANC:               | <b>6B</b>                             | <input type="checkbox"/> Concept               |
|                    |                                       | <input checked="" type="checkbox"/> Alteration |
| Meeting Date:      | <b>September 24, 2020</b>             | <input type="checkbox"/> New Construction      |
| H.P.A. Number:     | <b>20-476</b>                         | <input type="checkbox"/> Demolition            |
|                    |                                       | <input type="checkbox"/> Subdivision           |

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Applicants Ata, Hamid, Saeed, and Vahid Hajimomenian, with plans prepared by architect Ray Novitske, seek review of a permit application for a third-story addition to a two-story commercial garage.

**Property Description**

712 E St SE was designed by J. B. Hammond and built in 1900 as a livery stable for Theodore Barnes. The brick building was originally 37 feet wide and 99 feet deep. The building is characterized by three large central bays with large openings on the first story and steel industrial windows each with two vents on the second.



*706-712 E St SE, looking towards 8<sup>th</sup> Street*

**Proposal**

The garage doors on the first floor would be replaced with glazed aluminum storefront systems within the existing masonry openings. Each storefront would have a deep transom and be divided

into 6 panels of glazing. On the second story, the steel windows would be replaced with aluminum windows to replicate the existing configuration.

The addition would extend almost 8 feet above the existing parapet wall. The elevation facing E Street would have asymmetrical grouped undivided-lite aluminum windows and cement fiber board siding.

### **Evaluation**

In February 2020, the Board found a substantial and visible addition concept (HPA 20-134) to be compatible with the historic district at the adjacent residential property (710 E St SE). The Board has also approved visible rooftop additions to other commercial buildings within the district, most recently with HPA 19-222, an addition onto what was historically a blacksmith shop and more recently an office building, within a residential block.

As the addition will be partially visible from E Street, the fenestration should be improved by centering the new windows on the existing openings. Additionally, the cladding material should be revised to something less residential in nature and more in keeping with the commercial architecture of the building, despite the change in use.

### **Recommendation**

*The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, and delegate final approval to staff.*

*Staff contact: Moira Nadal*