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

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	811 E Street SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	April 25, 2019	<input checked="" type="checkbox"/> New Construction
Case Number:	19-259	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner 811 E St SE, LLC, with plans prepared by architect Jennifer Fowler, seeks concept review for basement excavation, new siding on the front and sides, a two-story rear addition, and a partial third-story addition; as well as new windows and window wells at the front, back, and side of a property located in the Capitol Hill Historic District.

Property Description

811 E Street, SE is a standalone detached frame building, constructed by 1874, based on records from the Faetz & Pratt 1874 Real Estate Directory. The building originally had wood siding, which is now aluminum. The rear of the building has a full-height and full-width non-historic addition and small one-story side addition.



View of 811 from across E Street

Proposal

The applicant proposes to remove the existing aluminum siding and retain any historic wood siding that may still exist below. If it is not possible to retain the historic wood siding, or if it no longer exists, the applicant proposes to replace the siding on the front elevation with wood and hardiplank siding on the sides and rear. The windows on the front elevation would be replaced

with 6-over-6 wood double-hung windows. The existing non-historic shutters and broken pediment door surrounded will be removed. Two new aluminum-clad windows will be added at the basement level with exterior window wells.

The new rear addition would extend back 28'-8" and would be 28' tall, about 5' taller than the existing building. On the first two stories, the rear addition would extend 3' beyond the line of the existing building toward the east, in line with the new proposed side window well, and partially infilling the space between the subject property and adjacent neighbor. A large window well is proposed at the rear. The rear addition will feature a mansard roof and dormers, distinguishing it from the style and roofline of the existing building.



The existing space between 811 E and the adjacent building to the east.

Evaluation

The removal of the existing aluminum siding, non-historic door surround, and inoperable existing shutters the installation of 6-over-6 windows on the front elevation are alterations that will restore the historic character of this property.

It is anticipated that the third story of the rear addition may be minimally visible from the E Street right of way. The rear addition is not subservient to the existing building because of its larger size and height but will be distinguished architecturally and set far enough back that it does not detract from the character of the existing building.

Recommendation

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

Staff Contact: Moira Nadal