

**Testimony of the Capitol Hill Restoration Society before the DC Historic Preservation
Review Board
HPA 14-720, 14-721 1013-1015 E Street, SE**

My name is Beth Purcell and I am testifying on behalf of the Capitol Hill Restoration Society's Historic Preservation Committee. Thank you for letting us share our views on this project. The Historic Preservation Committee of the Capitol Hill Restoration Society met with the applicant and reviewed the plans for this project dated December 1, 2014 and offers the following comments:

This is a complex project. It involves a request to consolidate two adjacent lots in a C-2-A zone, create 11 housing units, add basement entrances, and build a two-story carriage house on the alley (spanning the existing lot lines). We have several concerns about the project:

We are very pleased that the applicant's revised plans omit adding a front porch to 1013 E Street, an Italianate flat-front building with decorative window brackets. These buildings typically lack front porches, and adding one to this building would be inappropriate.

The applicant proposes to demolish the additions to 1013 and 1015 E Street. From viewing the properties from the rear, and from photographs provided, it is difficult to determine the age of the additions. Information is needed on whether these additions were constructed during the period of significance, and, if so, whether they have historic and structural integrity. The staff report for a previous case for 1013 implicitly allowed the demolition of the addition. HPA 13-259 (Apr. 25, 2013). We have not seen a copy of the HPRB order in that case.

The applicant plans significant demolition in the interior of the buildings, retaining the floor assemblies in both buildings and interior stairs at 1013 E Street.

The proposed front basement entrance to 1015 E Street does not appear to comply with HPRB guidelines. New basement entrances should be visually discreet and subordinate to the main entrance, areaways should be kept to a minimum, projecting no more than 36 inches. The proposed areaway extends five feet. See Preservation and Design Guidelines for Basement Entrances and Windows, 2-4. If the two lots are consolidated, it would be possible to modify the basement entrance to 1013 E Street to also serve as the entrance to the basement in 1015 E Street. The plans for 1013 E Street in HPA 13-259 show a basement entrance under the front steps.

The proposed two-story brick carriage house would add a new large and wide two-story building. The materials and style are compatible with the neighboring buildings. However, all the buildings in the alley are one-story, with the exception of the two-story grey building shown in the photograph in the application, and as a result, the proposed two-story carriage house would significantly change the alley-scape.

If the HPRB decides to grant the request to consolidate the lots, we request that the HPRB rule that this approval is not a precedent, and that such approval be expressly linked to the approval of specific plans for this project, particularly the carriage house.

We understand that several neighbors oppose the project.

We believe that at this time, the proposed project is not compatible with the Capitol Hill Historic District. We agree with the staff report that this project should return to the board after revisions to the plans.

Thank you for considering our views.