

**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 these projects.

On December 18, 2014, the HPRB denied applicant's request to consolidate 1013 and 1015 E Street, SE, and build a large carriage house, and indicated that an appropriate project for 1013 and 1015 E Street would be additions to the rear of both houses, and true accessory (small scale) buildings at the rear of the lot. The Historic Preservation Committee of the Capitol Hill Restoration Society met with the applicant's architect and reviewed the plans for the two separate projects dated January 23, 2015 and February 11 and 12, 2015. We offer the following comments:

The applicant plans five units at each address: a single two-story unit in the historic building, two units in a new basement, and two in a new addition. In a number of ways, this plan improves over the prior plan. There will be no roof deck and no accessory buildings.

The house at 1013 E Street is a two-story Italianate frame building that likely predates 1877. According to the staff report, the existing additions are not historic. The applicant proposes to retain the detailing on the front and to remove the stucco from the front and to re clad the front using lapped wood siding to match the existing front siding or the house's original wood siding visible in the areaway next to 1013 E Street. We urge that the new siding match lapped wood siding in the areaway.

The house at 1015 E Street is a 19th century two-story brick building with a porch. The existing facade and porch would be preserved; the front door is to be replaced with a four-panel door appropriate to the house's period. According to the staff report, the existing additions are not historic.

Although both of these projects have excellent aspects, the additions are not subordinate to the historic houses, as CHRS noted in our comments, and as the staff report points out.¹ We suggest that the additions be pulled back so that they become subordinate. The 1000 block of E Street, SE and around the corner, the 500 block of 11th Street, SE is a mix of commercial, single-family and apartment buildings. We believe that it would set a precedent if additions larger than the historic house are allowed because there are commercial buildings nearby. In addition, 1011 E Street, adjacent to 1013 E Street, is a single-family building, as is 1009 E Street. 503 11th Street, another single-family house, is adjacent to 1015 E Street. These three nearby houses occupy less than 100% of their lots, according to the information provided by the applicant.

We believe that because the additions are not subordinate to the historic houses, the projects are not compatible with the Capitol Hill Historic District.

Thank you for considering our views.

¹ The dimensions of the historic house at 1013 E Street, SE are 30 x 20.25 feet; the square feet (excluding basement) is 1,215). The dimensions of the proposed addition are 36 x 20.25 feet; the square feet (excluding basement) is 1,415. Because the square feet in the proposed addition is larger than the square feet in the historic house, the addition is not subordinate to the historic house. The dimensions of the historic house at 1015 E Street, SE are 30 x 13.85 feet; the square feet (excluding basement) is 831. The dimensions of the proposed addition are 33.25 x 13 feet; the square feet (excluding basement) is 864.50. Because the square feet in the proposed addition is larger than the square feet in the historic house, the addition is not subordinate to the historic house.