

---

---

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

---

---

Landmark/District:	<b>Capitol Hill Historic District</b>	<input checked="" type="checkbox"/> Agenda
Address:	<b>429 5<sup>th</sup> St, NE</b>	<input type="checkbox"/> Consent
ANC:	<b>6C</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>April 25, 2019</b>	<input checked="" type="checkbox"/> New Construction
Case Number:	<b>19-214</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

---

---

Applicant Jorge Euceda, with plans prepared by architect Scott Sterl, seeks concept review for interior renovation, a three-story rear addition, and partial third story addition to a property located in the Capitol Hill Historic District.

**Property Description**

The subject property was built by developer S. Quick in 1885 as a brick two-story bay-front house in a matching row of four. The property is largely devoid of ornament except for simple brick detailing at the arched window and door openings and the stepped corbel cornice. At the rear of the property, the existing dogleg has been partially infilled with a one-story addition clad in siding.



*The front elevation of 429 5<sup>th</sup> Street, NE*



*Contextual views of the property*

### **Proposal**

The third story addition would be set back about 20'-6" from the flat front of the existing building and would be angled back with a shingled roof. The rear addition is proposed to be full-width and clad in fiber cement siding with 1-over-1 wood double-hung windows. At the front elevation, the rooftop addition would also be clad in fiber cement siding with two 1-over-1 windows. The plans show extensive interior demolition, including existing stairs.

### **Evaluation**

Because of the uniformity of the row and consistently low height, it is important that the proposed additions not be visible from 5<sup>th</sup> Street. The drawings submitted do not have complete measurements on the side elevations and sections. The photograph of the lumber mock-up shows a height of 8' but it is not clear if this height is the maximum height of the addition or of the shortest portion of the addition at the front. The proposed west elevation and south elevation drawings show a difference in height between the existing building and the rear addition of about six feet. HPO staff was not able to see the lumber mock up during site visits to the property and would like a more detailed lumber mock-up to be installed, with staff present, to better understand potential visibility.



*Limited accessibility to rear views of the property, corner of 429 roofline circled*

The drawings show an existing areaway with stairs at the front of the property for basement access, but the stairs and access to the window well/basement entrance were not visible to HPO staff when visiting the site. Additional information and design details are necessary to determine if the basement entrance would meet the Historic Preservation Review Board's Preservation and Design Guidelines for Basement Entrances and Windows.



*Existing front basement window well as visible from the sidewalk*

Additionally, the drawings show extensive interior demolition in plan, but the retention of all existing joists in section. Additional structural designs are needed to understand how the existing stairs and framing are to be removed but the joists retained.

### **Recommendation**

*The HPO cannot make a recommendation on the compatibility of the proposal at this time, and requests that the following be required by the Board: (1) a more complete lumber mock up prepared for the proposed roof addition, with HPO staff present, to determine that the addition will not be visible from street view, (2) clear documentation on the existing basement areaway and a site plan and details on the areaway if a new one is proposed; (3) demolition plans clarifying the extent of removal and retention of existing walls, floor and roof assemblies.*

*Staff contact: Moira Nadal*