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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	429 5th St NE	<input type="checkbox"/> Consent
ANC:	6C	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	June 27, 2019	<input checked="" type="checkbox"/> New Construction
Case Number:	19-214	<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 roof addition to a property located in the Capitol Hill Historic District.

After hearing the case in April, the Board took no formal action but advised the applicant that more information and revisions were needed, including: (1) a dimensioned public space drawing; (2) drawings showing context with adjacent properties; (3) plans and sections that clearly illustrated the extent of demolition and retention; (4) drawings that showed the HVAC compressors in plan and section along, with utility meter placement; (5) revisions to the material selection of the addition, (6) revisions to the drawings to show the conversion of the front yard areaway to a window well; and (7) to remove the third story balcony from the design. Testimony from the ANC also encouraged these revisions to the drawings before the next HPRB meeting.

Revised Proposal

The revised plans incorporate the requested information and modifications. The addition's material has been revised from siding to brick on the front elevation and stucco on all other sides. Additionally, the addition's roof material has been changed from shingle to metal.

Evaluation

The proposed third story is set back approximately 21 feet from the front elevation of the building and will not be visible from the 5th Street right-of-way as documented by a lumber mock-up verified by HPO staff on site. The existing areaway in the front yard will be reduced in size and converted to a window well, reversing this earlier alteration to be more compatible with the building and the Historic Preservation Review Board's Preservation and Design Guidelines for Basement Entrances and Windows. The expanded basement would be accessed by an interior stair and rear door. The changes to the addition's cladding and roofing materials incorporate feedback from HPO staff.

Recommendation

The HPO recommends that the Board find the revised concept to be compatible with the Capitol Hill Historic District, and delegate final approval to staff.

Staff contact: Moira Nadal