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

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>Rear of 117 12<sup>th</sup> Street SE</b>	<input checked="" type="checkbox"/> Consent
ANC:	<b>6B</b>	<input checked="" type="checkbox"/> Concept
		<input type="checkbox"/> Alteration
Meeting Date:	<b>December 15, 2022</b>	<input checked="" type="checkbox"/> New Construction
Case Number:	<b>22-373</b>	<input type="checkbox"/> Demolition
		<input checked="" type="checkbox"/> Subdivision

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The applicants, owners Eric and Elizabeth Paisner, with plans by architect Eric Teran, seek ongoing concept review for a proposal to construct a two-story alley structure at a property in the Capitol Hill Historic District. The Board supported at the October 2022 meeting on the condition that revisions be made to reduce the amount of wood siding and size of fenestration, and various areas of detailing and requested that the revised project return for review.

**Revised Proposal**

The fiber cement siding on the south elevation has been eliminated and brick cladding material now wraps both corners. The center of the elevation is comprised of the garage door and a small decorative panel on the first floor and a tripartite window on the second story, with fiber cement panels between. The size of fenestration on the second story has not been reduced from the previous proposal, but the windows have been divided vertically in thirds.

The north elevation which was previously brick has been mostly revised to be fiber cement panel with a small area of brick return.

The east elevation previously had two heights and is now shown all at one height. The area of brick cladding has been greatly reduced and replaced by fiber cement panel.

The west elevation remains largely the same. The area of fiber cement siding between the garage door and window has been replaced by fiber cement panels. The window has been revised to be a tripartite window additionally divided into vertical thirds to match the south elevation window. The picture window above the pedestrian door has been replaced by a tall thin window divided into vertical thirds. The pedestrian door has been revised to a solid with small transom, and the area between the window and door is now infilled with a fiber cement panel.

Additionally, the rooftop garden has been revised to show a new planting program that doesn't include hanging vines.

**Evaluation**

The areas of wood-appearance siding have been eliminated. The facades facing to the alley have been regularized. While the size of the windows has not been reduced as recommended, the addition of muntins helps to break up the visual size of the glazing and provide a more compatible vertical orientation.

**Recommendation**

*The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, and delegate final approval to staff.*

*Staff contact: Moira Nadal*