

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

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Landmark/District:	<b>Grant Circle HD</b>	<input type="checkbox"/> Agenda
Address:	<b>7 Grant Circle, NW</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>October 27, 2016</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>16-614</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Kim Elliott</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owner Jorge Euceda, with plans prepared by architect Scott Sterl, seeks conceptual design review for a 3-story rear and roof addition atop a two-story rowhouse in the Grant Circle Historic District.

**Property Description**

The house is one in a coordinated row of seven porch-fronted, two-story masonry houses that were designed by Merrill T. Vaughn in 1915. Under separate permits, the interior of the property has been gutted down to the joists and studs with the rear wall open.

**Proposal**

The Board reviewed this project for a three-story rear addition last month at the September 2016 hearing. There was concern that the third floor addition would be visible from the street and various points around Grant Circle. The Board advised the applicant to perform a flag test and revise the design as needed to confirm there was no visibility from all points on the Circle.

**Evaluation**

The applicant has updated their drawings to reflect more accurate dimensions of the existing pent roof condition. HPO conducted a flag test/mock-up and confirmed that the addition is not visible from all points around Grant Circle.

The rear elevation should be revised to reflect another design comment from the Board—shortening the 3<sup>rd</sup> floor balcony so that it is the same length as the 1<sup>st</sup> and 2<sup>nd</sup> floor balconies.

**Recommendation**

*HPO recommends that the Board find the concept for a three-story rear addition to be compatible with the character of the historic district.*