

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

Landmark/District:	Mount Vernon Triangle Historic District	<input type="checkbox"/> Agenda
Address:	919 5th Street NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	May 24, 2018	<input checked="" type="checkbox"/> Alteration
Case Number:	18-370	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Eric Heidenberger, working with Architect Johnathan Kuhn, seeks conceptual design review for construction of a 1-story addition on the 1-story commercial building.

Property Description

This commercial storefront was designed by architect Thomas Medford and built in 1936. It sits along a row of two- and three-story brick buildings dating to the 1880s and 1890s in the Mount Vernon Triangle Historic District.

Proposal

The proposed design calls for an 11' tall, one-story addition set back 10' from the façade, creating an outdoor patio at the 2nd floor level, and extending back to the full footprint of the building. The horizontal metal railing is set back 2' from the façade. The proposed material cladding of the addition is wood siding.

Evaluation

The Mount Vernon Triangle Historic District is small and has a limited collection of historic buildings—many of which are occupy sites zoned for much larger buildings—as is dramatically illustrated in this immediate context. The south corners of 5th and K Streets are the heart of the historic district, with the greatest concentration of early buildings. Retaining this collection relatively intact is important in giving the neighborhood scale and context.

Given the site's varied urban context and modest architectural character of the building, some modest visibility of the roof addition would not be incompatible with the building, street or district. However, because this second floor elevation will have some visibility from street view, a few design refinements would make the addition more compatible with the district. Stucco, rather than wood or cementitious siding, would be a more compatible choice for a district that is characterized by its masonry construction. In addition, the elevation at the 2nd floor would benefit from more attention to the design detailing, specifically at the cornice level. The metal railing could also be simplified in color or materials to make it as non-visible as possible.

Recommendation

The HPO recommends that the Board find the concept generally consistent with the preservation act and encourages the architect to work with HPO on the above recommendations, and delegate final approval to staff.

Staff contact: Kim Elliott