

**Testimony of the Capitol Hill Restoration Society
before the DC Historic Preservation Review Board on July 11, 2019
429 5th Street, NE (HPA 19-214)**

My name is Beth Purcell and I am testifying on their behalf of the Capitol Hill Restoration Society's Historic Preservation Committee. We reviewed the plans for the project dated June 5, 2019.

This brick two-story square bay front rowhouse was one of four houses built in 1885 for owner S. Quick.¹ This is a contributing building.

The applicant proposes no change to the front elevation and plans a subordinate two-story and three-story rear addition. The dogleg was previously infilled on the first story; the proposed addition would cover the dogleg on the second and third stories.

At the hearing on April 25, 2019:

[T]he 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.

The applicant has complied with the Board's instructions. However, two significant problems remain:

(1) The additions are not subordinate to the historic house. The historic house is 900 square feet, and the additions are 1,100 square feet, almost one-third (1/3) larger than the historic house. We showed the calculations in our letter to the Board.²

(2) The June 5 plans propose demolition of the staircases and most of the interior structure, and unless these are not historic fabric, this extensive demolition violates 10 DCMR 305.1 (b).

We believe that because of the insubordinate additions and extensive demolition, this project is not compatible with the Capitol Hill Historic District.

Thank you for considering our comments.

¹ DC building permit # 1321 (30 Mar. 1885).

² The historic house above grade is 900 square feet, according to the building permit. $((15 \times 30) \times 2 = 900)$. The historic house plus the two and three story additions above grade is 2,010 square feet:

$(53 \times 15) \times 2 \text{ stories} = 1,590$,

plus 420 feet on the third story $(28 \times 15 = 420) = 2,010$.

The additions are not subordinate to the historic house: 2,010 square feet vs. 900 square feet, the addition exceeding the historic house by 210 square feet $(2,010 - 900)$.