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

Property Address	2033 G Street NW and 725 21st NW	X	Agenda
Landmark/District	Landmark Buildings Maxwell Woodhull House, Corcoran Hall Historic District pending GW/West End HD	X	Consent Calendar
Meeting Date	February 23, 2012	X	Concept Review
H P A Number	12-030	X	Alteration
Staff Reviewer	Kim Elliott / Steve Callcott		New Construction
			Demolition
			Subdivision

Hartman-Cox Architects, representing George Washington University, requests on-going conceptual design review for construction of a six-story museum at 725 21st Street NW. The museum will connect to the landmark Maxwell Woodhull House to the south, and abut the landmark Corcoran Hall to the north. When the Board reviewed the project in November 2011, it approved the general concept but asked the applicants to continue working on the façade articulation and materiality, the design and connection of the new building to Woodhull House, and increasing the size of the open passage way from 21st Street to University Yard.

Property History and Description

The new building will be constructed between the Italian villa style landmark Maxwell Woodhull House, built in 1855, and the Georgian Revival Corcoran Hall, built in 1924. The campus includes a variety of historic building types including 19th century townhouses, late Victorian rowhouses, multi-storied apartment buildings, and university-related educational and religious buildings. George Washington/West End is a pending historic district.

Project Description

The applicants have continued to work closely with HPO and the project has been revised in response to the Board's comments and suggestions. Building on the previous design for the 21st Street elevation, the other elevations have been made more sculptural in form, with subtly curving walls. The limestone façade has been further articulated through refined coursing along with the definition of a base that have also been coordinated with the bridge, main entry, yard entry, and loading area. Permanent hardware for vertical banners has been added to the front elevation allowing colorful signage to activate the street, announcing the museum to the pedestrian and vehicular traffic. The bridge has been redesigned to a more integrated extension of the building, now curved and narrower in shape, 4' lower in profile, and clad in stone.

The passageway under the bridge has been widened and reshaped to a more flowing form increasing the views as well as making the passage more inviting. In addition, glazing has been added at the passageway to open up the view into the museum lobby. The service space north of Woodhull House has been reduced and the loading and egress doors of the new museum have been developed.

Archaeology

GWU has retained the local firm, Archaeological Testing & Consulting to conduct the study. Documentary research to support the archaeological investigations of the project area have commenced, and the field investigations are expected to occur in the second half of March.

Evaluation

The revisions improve the architectural quality of the design and its compatibility with the Woodhull House. The design development clearly and successfully responds to the Board's November suggestions with a cohesive and sculptural form that is both exciting and appropriate for its building typology, a more comfortable bridge connection to Woodhull House, and a larger and inviting passage from 21st Street to University Yard.

The new museum building respectfully adds to a precedent established on the George Washington University campus by Lisner Auditorium and the Hall of Government buildings. These simply massed, monolithic limestone clad structures represent some of the most important buildings on the campus, which is an appropriate inspirational prototype for a public museum. The new design breaks down the scale and creates a dialogue with 21st Street through the refined limestone articulation, the developed sculptural form, and with the addition of colorful banners at the main facade.

Recommendation

The HPO recommends that the Review Board determine the revised concept to be consistent with the purposes of the preservation act, and to delegate final approval to staff.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
February 23, 2012

The Historic Preservation Review Board met to consider the following items on February 23, 2012.

Present: Catherine Buell, Chair; Elinor Bacon, Maria Casarella, Christopher Landis, Nancy Metzger, Robert Sonderman, and Joseph Taylor.

AGENDA

DESIGN GUIDELINES

Utility Meters for Historic Property (consideration of draft).

No action taken; Board expressed comfort with the draft and offered minor suggestions for consideration as it continues to be developed. Final draft of guideline will be forwarded to the Board for adoption at a future meeting.

HISTORIC LANDMARKS

Woodhull House, 2033 G Street, NW, HPA #12-030, revised concept/addition for art museum.

The Board approved a motion determining the revised concept to be consistent with the purposes of the preservation act, and delegating final approval to staff. Vote: 7-0.

14TH STREET HISTORIC DISTRICT

1328 14th Street, NW, HPA #12-032, revised concept/six-story apartment and retail building.

The Board approved a motion finding the revised design to be compatible with the character of the historic district, with recommendations for design refinements outlined in the staff report regarding the ground level retail and apartment building entrance and simplification of detailing. In addition, the Board directed the applicants to reconsider greater setbacks on the 6th floor, to give additional attention to the west elevation, to reduce the detailing on the 6th floor, and asked that the project return for further review when appropriate. Vote: 6-1 (Landis opposed).

MOUNT VERNON SQUARE HISTORIC DISTRICT

430 M Street NW, #12-129, concept/connected four-story secondary structure behind three-story Rowhouse.

The Board found the concept for a 4-story, 40-foot deep rear addition to be compatible with the character of the historic district and delegated final approval to staff. Vote: 7-0.

CAPITOL HILL HISTORIC DISTRICT

700 Constitution Avenue, NE, HPA #12-150, concept/rear addition and façade alterations.

This case was removed from the docket at the request of the applicant. It will be rescheduled for a later date.

CLEVELAND PARK HISTORIC DISTRICT

3193 Porter Street, NW, HPA #12-144, concept/roof and rear addition

The Board determined that the proposed addition is compatible with the character of the historic district with the provision that it be in line with or inset from the roof of the original block of the house, that the proposed window and door alterations were compatible, that the proposed skylight should be relocated to a non-visible portion of the roof, and that replacement of the windows be proposed only once repair has been evaluated and if it can be documented that the existing windows are sufficiently deteriorated to warrant replacement. The Board delegated final approval to staff. Vote 7-0

3522 Connecticut Avenue, NW, HPA #12-211, construction of an accessory parking structure

The Board recommended issuance of a permit as consistent with the purposes of the preservation law, on the condition that the application is revised to include screening to partial enclose the system/structure to screen public views of cars on the upper two levels. Vote 7-0

FOGGY BOTTOM HISTORIC DISTRICT

916 25th Street, NW, HPA #12-203, concept/third-story addition on a two-story rowhouse

The Board did not support the concept, as it is incompatible with the character of the subject property and the historic district and, therefore, inconsistent with the purposes of the preservation law. Vote 7-0

MOUNT PLEASANT HISTORIC DISTRICT

3142 17th Street, NW, HPA #12-114, porch alterations

The Board recommended that a permit not be issued for the work proposed and already completed, as it is incompatible with the character of the property and the historic district and thus inconsistent with the purposes of the preservation law. Vote 7-0

CONSENT CALENDAR

The HPRB approved the following items on the consent calendar (Vote 7-0)

ANACOSTIA HISTORIC DISTRICT

2208 Martin Luther King, Jr Avenue, SE, HPA #12-207, addition to two-story commercial building

CAPITOL HILL HISTORIC DISTRICT

1245 C Street, SE, HPA #12-145, concept/roof and rear additions

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