

U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

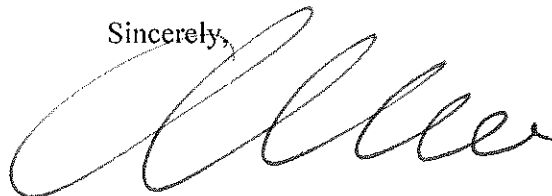
30 January 2014

Dear Mr. Cameron:

In its meeting of 22 January, the Commission of Fine Arts, based on its prior review of the submission materials, approved the recommendation of the Old Georgetown Board for the concept design submission for a new two-story commercial building to be located in the Old Georgetown Historic District at 3220 Prospect Street, NW (case number OG 14-353), and delegated further design review to the Old Georgetown Board.

The Commission's comments support and augment those made by the Old Georgetown Board in its meeting of 6 January; the Board's report is enclosed. Please consult with the Commission staff in preparation of the submission of the final design for review by the Old Georgetown Board.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Luebke', written in a cursive style.

Thomas E. Luebke, FAIA
Secretary

Juan Cameron
McCaffery Interests
2200 Clarendon Boulevard, Suite 1125
Arlington, VA 22201

cc: Kevin Sperry, Antunovich Associates

Enclosure: Report of the Old Georgetown Board, 22 January 2015

**REPORT OF THE OLD GEORGETOWN BOARD
to
THE COMMISSION OF FINE ARTS**

22 January 2015

OG 14-353 (HPA 14-686)
3220 Prospect Street, NW
(Square 1207, Lots 104, 838-841, 843, 906)
Commercial
New construction
Concept

REPORT: The Old Georgetown Board (OGB) reviewed a concept design for the proposed two-story commercial building at its meetings on 2 October, 6 November and 4 December 2014, and 6 January 2015. The site is currently occupied by a surface parking lot. It is bordered by commercial buildings facing Wisconsin Avenue to the east and M Street to the south, historic buildings with residential character to the west, and a high-rise mixed-use development from 1977 across Prospect Street to the north.

The building is designed as a sequence of 2-story brick pavilions. The easternmost pavilion would have a two-story aluminum storefront and would be slightly taller than the others. At the west end, a one-story garage entrance bay would be set back 12 feet from the sidewalk, about halfway toward the setback of the adjacent house. The building is intended to provide the transition between the commercial Wisconsin Avenue to the east and the residential character historic buildings to the west. The mechanical equipment would be located in the center of the green roof where it would not be visible.

Over the course of the review process, the OGB requested the development of the building's massing and architectural vocabulary suitable to the program and the transitional context of the site. The OGB has recommended conceptual approval of the design of the building and provided the applicant with direction for further refinement of the façade treatment.

RECOMMENDATION: No objection to concept design for new 2-story commercial building as shown in supplemental drawings received 12 January 2015, provided development of the vocabulary of the façade: the development of the detailing on the easternmost pavilion, including eliminating the cast stone beltcourse, adding detail to the cornice, and a heavier trim around the 2-story storefront; brick cornices on the other pavilions; lowering the height of the parapet on the garage entrance bay; eliminating the second floor light fixtures; and developing the streetscape plan. The sign program was eliminated from the proposed project at this time. File new submission at DCRA of design development drawings, including details, dimensions, and streetscape plan, with concept application for review by the Commission.