D.C. OFFICE OF PLANNING
2005 JAN 16 PM 3:03
RECEIVED

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**2101 S Street NW**	X	Agenda
Landmark/District:	**Sheridan-Kalorama Historic District**		Consent Calendar
			Denial Calendar
			Concept Review
Meeting Date:	**May 26, 2005**	X	Alteration
H.P.A. Number:	**05-268**		New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, the Republic of Moldova, represented by Melanie Frank of Hogan and Hartson, seeks a permit for the installation of vinyl sash windows and vinyl capping of the wood brickmolds on the front façade of the Embassy of Moldova. The work commenced without a building permit and was largely completed on the third through fifth floors prior to the issuance of a Stop Work order by the Historic Preservation Office. The applicant seeks a permit for the already completed work and to continue replacing the windows on the first two floors.

This former residence, prominently located at the intersection of Florida Avenue, S Street, and 21st Street, is a contributing resource in the Sheridan-Kalorama Historic District. The townhouse was designed in 1896 in the Beaux-Arts style with a limestone edifice, bull's-eye and oval windows, elaborate window surrounds, and decorative pilasters and columns by architect H.A. Campbell.

The Board's Window Standards, codified in DCMR 10A Chapter 23, clearly state that "replacement sash and frames shall match the historic sash and frames in all respects – configuration, method of operation, profile, dimensions, material, finish, and any other salient character-defining features" (2305.4). The original rectangular sash windows in this building were complimented by decorative oval and round windows and windows with curved glass and frames in the two rounded bays, which qualify as "special windows" under 2103.3. The Standards state that a "stricter standard" may apply for replacing special windows, due to their architectural significance (2308.2 (a)).

While the applicant installed windows of the appropriate method of operation and one-over-one pane configuration, the material and construction of the windows are inconsistent with the Standards. The flat vinyl sashes are not an appropriate replacement for the wood windows, especially the curved windows in the bays. The installation of vinyl windows does not meet 2308.2 (c), which states that "it shall be understood that a wood historic window shall be replaced in wood, but not necessarily the same species." In addition, the Standards indicate that full screens and capping or panning are discouraged (2305.5 and 2305.8).

In profile, dimensions, material, and overall appearance, the vinyl windows and capping are not compatible with historic wood windows in this building or the Sheridan-Kalorama Historic District.

<u>The staff recommends that the Board deny the application as inconsistent with the purposes of the preservation act and the Window Standards. The staff also recommends that the Board require the installation of compatible wood windows that replicate the historic window characteristics in the upper three floors where they have already been replaced with vinyl.</u>

BZA
Case No. 17384
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17384
EXHIBIT NO. 4

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD

AGENDA
MAY 26, 2005

The Historic Preservation Review Board will meet to consider the following items on May 26, 2005. The meeting will be held at 441 4th Street, NW (#1 Judiciary Square) in Room 220 South, beginning at 10:00 a.m.

ANTICIPATED TIME

10:00 – 10:05 a.m.	**CONSENT CALENDAR; STATE HISTORIC PRESERVATION OFFICER'S REPORT**
	HISTORIC DISTRICT DESIGNATION HEARING
10:05 – 10:20 a.m.	Saint Elizabeths Hospital, 2700 & 2701 Martin Luther King Avenue SE, Case #04-03 (ANC 8C) 1
	HISTORIC LANDMARKS
10:20 – 10:50 a.m.	Chain Bridge Road School, 2800 Chain Bridge Road NW, HPA #05-240, concept/site alteration 2
	TAKOMA PARK HISTORIC DISTRICT
10:50 – 11:30 a.m.	7041 Blair Road NW, HPA #05-286, concept/demolition, new construction 3
	DUPONT CIRCLE HISTORIC DISTRICT
11:30 – 12:00 noon	1817 Swann Street NW, HPA #05-158, concept/alteration, addition 4
12:00 – 1:00 p.m.	LUNCH BREAK
	CAPITOL HILL HISTORIC DISTRICT
1:00 – 1:30 p.m.	1022 Pennsylvania Ave SE, HPA #05-193, concept/demolition, new construction 5
1:30 – 2:00 p.m.	924 G Street SE, HPA #05-283, concept/addition 6
2:00 – 2:25 p.m.	321 7th Street NE, HPA #05-287, new construction 7
2:25 – 2:45 p.m.	525 5th Street SE, HPA #05-xxx, alterations 8
	SHERIDAN-KALORAMA HISTORIC DISTRICT
2:45 – 3:00 p.m	2101 S Street NW, HPA #05-268, window replacement 9
3:00 – 3:10 p.m.	BREAK
	ANACOSTIA HISTORIC DISTRICT
3:10 – 3:40 p.m.	2228, 2234, and 2238 Martin Luther King Jr. Ave SE, HPA #05-209/10/11, raze 10
	SHAW HISTORIC DISTRICT
3:40 – 4:10 p.m.	1212 9th Street NW, HPA #05-282, concept/new construction 11
4:10 – 4:40 p.m.	917 M Street NW, HPA #05-281, concept/new construction 12
	MOUNT VERNON SQUARE HISTORIC DISTRICT
4:40 – 5:00 p.m.	1220-1234 4th Street NW, HPA #05-152, revised concept/new construction 13
	DOWNTOWN HISTORIC DISTRICT
5:00 – 5:30 p.m.	801-809 7th Street NW, HPA #05-295, concept/alteration, addition 14
	WOODLEY PARK HISTORIC DISTRICT
5:30 – 6:00 p.m.	2816-18 Connecticut Avenue NW, HPA #05-291, concept/alteration, addition 15