

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
October 22 and 29, 2015

The Historic Preservation Review Board considered the following items on October 22 and 29, 2015.

OCTOBER 22 MEETING

Present: Gretchen Pfaehler (Chair), Andrew Aurbach, Graham Davidson, Nancy Metzger and Joseph Taylor. Absent: Rauzia Ally and Charles Wilson.

AGENDA

LANDMARK DESIGNATION HEARING

St. James Mutual Homes, 201-217 P Street, 1410-1414 3rd Street, 200 through 220 O Street (even numbers), 215 through 220 O Street (odd numbers), and 1411- 1415 James Creek Parkway SW (Square 547, Lot 23), Case 15-10.

The Board designated the St. James Mutual Homes a historic landmark in the D.C. Inventory of Historic Sites, and requested that the nomination be forwarded to the National Register of Historic Places for listing under the Multiple Property Document *Apartment Buildings in Washington, D.C., 1880-1945*. The Board requested that the nomination be supplemented with additional graphics including photographs of the arches that connect some of the buildings and a better site plan that clearly depicts the entire complex and labels each of the two courts. The Board also requested additional documentation, description and evaluation of the landscape, including lawns, plantings, walks and views, and with an explicit statement that the landscape is a character-defining feature. Vote: 5-0.

HISTORIC LANDMARKS

Spring Valley Shopping Center, 4866 Massachusetts Avenue NW, HPA 15-283, revised concept for additions to former gas station

The Board approved the concept for front and rear additions and site work contingent on pulling the front addition several feet further back from the front edge of the canopy, maintaining a light connection to the bank building, further development of the materials and detailing, and maintaining a stronger sense of the drive aisle through the site; final approval was delegated to staff. Vote: 3-2

Spring Valley Shopping Center, 4820 Massachusetts Avenue NW, HPA 15-252, revised concept/new construction of two-story retail and office building

The Board approved the lot combination subdivision and while finding either proposal for new construction to be compatible, expressed a preference for option 1 which called for the new building to abut the bank building to the west. Final approval was delegated to staff. Vote: 4-1.

HISTORIC LANDMARKS

301 G Street SW, HPA 15-368, revised concept/alteration, seven-story addition

The Board concurred with the recommendations in the staff report regarding the need for further evaluation of the landscape plan and plant materials to ensure consistency with the Kiley plans, and the need to rethink the façade composition of the new building and its relationship with the landscape, the incorporation of the garage canopies, and the design and location of the perimeter fence. The Board also found the location of the connector within the center of the rear garden to be incompatible in its location, and that further development and clarity was needed for the design of the penthouse of the building. The Board asked that the project be revised and return for further review. Vote: 4-1

CAPITOL HILL HISTORIC DISTRICT

801 Virginia Ave SE, HPA 15-629, concept/construction of four-story building.

The Board found the concept to be generally compatible with the Capitol Hill Historic District with the condition that the applicant continues to refine the design so that it has more of the character of Capitol Hill including a weightier base, an attention to details and materials, the design of the penthouse, and more substantial corners. A landscaping plan is needed as well as more information about materials, colors, and finishes. Final approval is delegated to staff. Vote: 4-0.

GEORGETOWN HISTORIC DISTRICT

Assessment and Taxation Lots 804, 814, 818, 820 and 822 in Square 1230, private alley between N, O, 33rd and Potomac Streets NW, HPA 15-529, subdivision to consolidate five assessment and taxation lots into a single lot of record.

The Board recommended denial of the proposed subdivision as incompatible with the character of the historic district and thus inconsistent with the purposes of the preservation law, because the conversion of the assessment and taxation lots into a buildable lot of record could allow construction upon and alteration of the private alley that would be incompatible with the character of contributing accessory buildings on the alley, potentially affecting the context and possibly obscuring their primary elevations and causing physical alterations to them. Vote: 4-0.

OCTOBER 29 MEETING

Present: Gretchen Pfaehler (Chair), Rauzia Ally, Andrew Aurbach, Graham Davidson, Nancy Metzger, Joseph Taylor. Absent: Charles Wilson

AGENDA**ANACOSTIA HISTORIC DISTRICT**

2228, 2234, 2238 and 2252 Martin Luther King Jr. Avenue SE, HPA 13-578, revised concept/relocation of two buildings, construction of residential and retail building.

The Board generally supported the staff report comments and recommendation and expressed a concern that the building is not yet sufficiently contextual. Specifically, the Board expressed concerns that the building is too tall (and having grown at least eight feet since the Mayor's Agent hearing); that the storefronts need to be further developed; that there are too-great expanses of glazing; that the building does not relate sufficiently well to the modest homes on

Maple View Place; and that the building does not permit enough room for expected pedestrian traffic on Morris Road and Maple View Place. Vote: 5-0 (Pfaehler recused).

WALTER REED HISTORIC DISTRICT

Walter Reed Army Medical Center, HPA 15-513, master plan review.

The Board found that razing Buildings 31, 38 and 84 is contrary to the purposes of the preservation law, because demolition would fail to retain and enhance three contributing buildings. It recommended that, if the applicant intends to proceed to the Mayor's Agent, the applicant develop specific special-merit projects for the reuse of those building sites.

The Board supported the proposed road improvements in general, asking for additional existing and proposed topographic information, especially between Buildings 1 and 7.

The Board supported the proposed demolition of rear additions to Building 1, namely Buildings/additions 1DA, 1G, 1J, 1K, 1L, 5 and 92.

The Board generally supported the heights proposed for new buildings, with the caveat that more information is necessary to be definitive on each, especially for the heights of Buildings H through J and their relationships to each other and to Building 1, as well as more information on massing, views, the treatment of spaces between and landscape in general. The Board expressed some concern about possible crowding of Building 11 by Building Z and of Buildings 8 and 9 by Building(s) U/V and. Vote: 6-0.

CONSENT CALENDAR

The Board approved the following items on the consent calendar on October 22 by a vote of 5-0.

ANACOSTIA HISTORIC DISTRICT

1337 Maple View Place SE, HPA 15-323, revised concept/new two-story frame house

CLEVELAND PARK HISTORIC DISTRICT

3704 Quebec Street NW, HPA 15-623, roof replacement

The Board acknowledged a letter from the Advisory Neighborhood Commission that raised a concern about the roof material but supported the staff recommendation, as the staff report stated that it is not clear that the original material was slate.

GEORGETOWN HISTORIC DISTRICT

1662 34th Street NW, HPA 15-541, two-story rear addition and alterations

16TH STREET HISTORIC DISTRICT

1600 I Street NW, HPA 15-575, exterior renovation of an eight-story office building

The Board said that there needs to be a discussion with the Department of Transportation's Public Space Administration about the plaza and trees.

U STREET HISTORIC DISTRICT

1312 S Street NW, HPA 15-634, rear and partial third-floor addition

The Board recommended approval with the condition that the roof deck be reduced in size so that it does not come so near the front of the building.

The Board approved the following item on the consent calendar on October 22 by a vote of 4-1.

U STREET HISTORIC DISTRICT

2000-2002 11th Street NW, HPA 15-535, revised concept/ten-story addition

The Board approved the concept with the conditions that: a compatible material be specified for the building's north side; the edges and details of the metal panels and fins be carefully designed and implemented so that they have a fineness commensurate with the qualities of the next-door bank; the penthouse be better related to and integrated into the building; the bays be narrowed to provide more space between them; the balconies on the south side be enclosed as bays or eliminated; and a preservation plan with a timeline for the preservation work be presented to staff as part of the permit application.

Transcripts of Historic Preservation Review Board Meetings may be purchased from the court reporting agency that covered this hearing – Olender Reporting, Inc. (202) 898-1108, www.olenderreporting.com, or info@OlenderReporting.com. Copies of individual staff reports that are prepared in advance of the hearing are posted on our website at <http://planning.dc.gov>

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

Property Address:	4820-4874 Massachusetts Avenue and 4301 49th Street, NW	X	Agenda Consent Calendar
Landmark/District:	Square 1500 (part of Spring Valley Shopping Center)		
Meeting Date:	October 22, 2015	X	Concept Review Alteration
H.P.A. Number:	15-252	X	New Construction Demolition
Staff Reviewer:	Steve Callcott	X	Subdivision

The applicant, Washington Real Estate Investment Trust, with plans prepared by Bonstra/Haresign Architects, seeks on-going conceptual review for construction of a two-story retail and office building on Square 1500, a landmarked complex of retail buildings.

Property Description

Square 1500 contains a collection of commercial buildings developed by the W.C. & A.N. Miller Company between 1939 and 1951 to provide services to the company's surrounding residential developments. The five red brick buildings were designed in a Williamsburg-inspired Colonial Revival style, clustered to form a village-like neighborhood center.

Previous Reviews

At its April meeting, the HRPB found the general concept for a two-story building in this location to be compatible with the character of the landmark, but that the proposal should be revised to more closely relate to the detailing and scale of the complex. The Board asked that the connection to 4860 Massachusetts (the adjacent one story bank building) be restudied to provide a separation or otherwise ease the transition between them.

In July, the Board found the revised height, mass and design revisions to be improved and compatible with the landmark. While the abutting of the new construction directly against the adjacent building was not stated as a specific issue, the connection and adjacency as designed were found not to comply with the Board's comments to simplify the design, and was found in need of further study and revision. The Board confirmed that the building should have its primary orientation to Massachusetts Avenue and found the inset of the façade from the Massachusetts building line to be incompatible. The Board took no action on the subdivision, and encouraged the applicants to continue having a dialogue with the community.

Revised Proposals

Two proposals have been submitted. Scheme 1 is similar to the previous presentation in providing a one-story connection to the bank building, but has been revised to pull the elevator fully into the two-story mass of the building (previously it projected partially into the one-story connecting element). The one-story connector has been pulled back several additional feet and in-ground landscaping would be provided in front of it. Other changes include flattening the

projecting pavilion at the east end of the Massachusetts Avenue elevation (it projected 10 feet previously and now projects approximately 16”), and the face of the building has been brought slightly forward (it previously was set 10’ back from the building line and is now set back 8’). On the rear elevation, the painted sign has been eliminated and the single solid doors converted to double doors with frosted glass. The paseo and its elevation remain unchanged.

Scheme 2 provides a 14’ wide separation between the new building and the bank with a pedestrian walkway and landscaping. The entrance to the second floor would open to the walk (rather than to Massachusetts Avenue) and the stair would project into the gap and is expressed as a contemporary glass enclosure. A metal trellis with hanging lights would be provided overhead. The Massachusetts Avenue elevation would be set back 6’8” from the building line, and the façade includes a slight projection at the west end to balance the gabled projection adjacent to the paseo. The same changes to the rear elevation shown in Scheme 1 are provided in Scheme 2.

As before, the application seeks conceptual approval of a lot combination subdivision to combine the site’s three lots into one. Currently, 4820 Massachusetts Avenue (Crate and Barrel) occupies one lot, 4301 49th Street occupies a second lot, and 4860 Massachusetts Avenue (the bank), 4866 (the gas station) and 4872-74 (Le Pain Quotidien) collectively occupy a third lot. The subdivision would combine these three lots together.

Evaluation

Scheme 1 addresses the direction of the Board to simplify the design of the new building as it abuts the bank by subsuming the elevator wholly within the mass of the new construction. The resulting one-story connection, with an increased set back and landscaping in front, provides a more elegant and compatible transition between the two buildings. Reducing the projection of the gabled corner element also improves the transition between the terrace in front of the new building and the paseo.

Scheme 2 provides an alternative solution with a gap between the buildings; the width of the gap is sufficient to ensure that it won’t be a mean space, it would be provided with some softening landscaping, and it hasn’t resulted in a demonstrable reduction in the width of the paseo (the Board previously asked that the paseo be widened to its existing dimension). This scheme provides an improvement in the composition of the Massachusetts Avenue elevation with a balancing projection (without a gable) at the east end adjacent to the new gap, however, this compositional change could also be incorporated into Scheme 1.

Both proposals retain a setback from the building line that was questioned in the previous review, and which is necessary in order to provide at-grade accessible entrances to the new construction on this sloping site. The minor reductions in the setback and the flattening of the corner projection in both schemes provides for a more fluid connection between the entrance terrace and paseo.

The schemes are quite similar and neither is incompatible with the character of the landmark. If the Board finds Scheme 1 to be the best approach, it is recommended that it incorporate the projection at the east end of the Massachusetts Avenue elevation shown in Scheme 2. If the

Board finds Scheme 2 to be preferable, it is recommended that design work continue on simplifying the trellis and lighting elements within the gap.

The proposed subdivision will not change the boundaries of the landmark, and will unite three lots that have historically been associated with each and which are designated as a single landmark. The subdivision will have no effect on the property's designation or the Board's review authority.

Recommendation

The HPO recommends that the Board determine which of the two proposals is most compatible with the character of the landmark, that it find the lot combination subdivision to be consistent with the preservation act, and that final design approval be delegated to staff.