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

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Property Address:	<b>1624 Crescent Place, NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>White-Meyer House/Meridian Hill Historic District</b>		Consent Calendar
Meeting Date:	<b>June 29, 2017</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>15-205</b>		Alteration
Staff Reviewer:	<b>Steve Callcott</b>	<b>X</b>	New Construction
			Demolition
		<b>X</b>	Subdivision

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Meridian International Center, with Westbrook Partners, seeks on-going concept design review for construction of an apartment building on the site of the landmark White-Meyer house, a property that is also located in the Meridian Hill Historic District. The revised plans have been prepared by Perkins-Eastman DC Architects and Wolf/Josey landscape architects.

At the April meeting, the Board found that the revised proposal satisfied the concerns raised at the December 2016 meeting regarding the prominence of the entry, the treatment of the vehicular court, the Crescent Place edge condition, and the entrance stairs and hillside landscape. However, the Board asked to see an option that reduced the building by one floor as a point of comparison.

### **Revised Proposal**

The submission includes four iterations of the project: the December 2016 design when the Board first asked that a floor be removed (B); the April design that included graduated setbacks for the 8<sup>th</sup> and 9<sup>th</sup> floors and corner balconies to reduce the building's perceived height and width (C); a new option that reduces the building by one floor from that shown in December without the corner balconies but including the central entrance tower (D); and a new option that eliminates one floor from the midsection of the April design (E).

### **Evaluation**

One of the challenges in judging the different iterations is that they include not only variations in height but how the height is removed (from the top or from the midsection) and whether or not the corners should be solid or have balconies. As evaluated in the April report, HPO found the combination of upper floor setbacks and the carving away at the corners in C to be effective in reducing the apparent height and mass from that which was presented in December (B), but that some further design work needed to be done to ensure that the balconies were fully integrated into the vocabulary of the building.

However, if the Board believes that full removal of a floor is necessary to achieve compatibility, option D is both the more compatible of the two and the better architectural solution. It has the strength and classical proportionality that is consistent with the Beaux-Arts

inspired architecture in the historic district. By comparison, E has an insufficient and classically ill-proportioned midsection that is too small to support the two upper floors; the reduction in the height of the bays and the corner balconies further compound the problem and results in a design that is incompatible with the Meridian Hill Historic District.

**Recommendation**

*The HPO recommends that the Review Board find option C to be compatible with the character of the White-Meyer house and the Meridian Hill Historic District, and that final approval be delegated to staff. Alternatively, if the Board finds that it is necessary for a full floor to be removed to bring the height into compatibility, HPO recommends approval of option D, with final approval delegated to staff.*

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS**  
**June 22 and 29, 2017**

**JUNE 22 AGENDA**

Present: Marnique Heath (Chair), Rauzia Ally, Andrew Aurbach, Outerbridge Horsey, Gretchen Pfaehler, Joseph Taylor. Absent: Brian Crane, Linda Greene, Chris Landis.

**HISTORIC LANDMARK/CLEVELAND PARK HISTORIC DISTRICT**

Tregaron, 3100 Macomb Street NW, HPA 16-053, revised concept/construction of classroom building and site alterations. *[continuation of May 25 hearing]*

The Board concurred with the findings and recommendations in the HPO report that the proposal was incompatible with the character of the landmark. The Board specifically cited the height, mass and relationship to the edge of the hillside, rather than the architectural vocabulary, as incompatible.

Vote: 6-0.

**U STREET HISTORIC DISTRICT**

1811 14<sup>th</sup> Street NW, 17-340, concept/roof addition.

The Board found the concept compatible with the character of the building and the surrounding historic district and delegated further review to staff with the recommendation to use glass in the second floor window openings and work on the symmetry of the main door. Vote: 6-0.

**CAPITOL HILL HISTORIC DISTRICT**

525 A Street, NE, HPA 17-417 concept/five new townhouses.

The Board approved the concept as consistent with the purposes of the preservation act, contingent on the applicant revising the proposal to feature a consistent window configuration and cornice height at all five buildings; that the stair bulkheads be the minimum height required by building code and finished to not detract from the streetscape; and that the applicant continue to work with HPO on design development, materials selection and finalization of the public space plan. Vote: 6-0.

**CAPITOL HILL HISTORIC DISTRICT**

501 C Street NE, HPA 17-427, concept/construct rear additions, alter façades.

The Board found the preservation aspects of the proposal to be consistent with the purposes of the preservation act, however, asked the applicant to locate the proposed elevator within the interior of the building if feasible or reduce the height of the exterior elevator shaft from three to two stories; reduce the size of the proposed roof terrace; pull the proposed pergola away from the 5<sup>th</sup> Street elevation; and simplify the design of 5<sup>th</sup> Street elevation. The applicant was encouraged to work closely with the ANC and the community before returning to Board with their revisions. The Board gave great weight to the ANC's comments and concurred with many of the issues raised. Vote: 6-0

**SHERIDAN KALORAMA HISTORIC DISTRICT**

2206 Decatur Place, NW, HPA 17-339, permit/replace special windows.

The Board found the proposal to replace the leaded glass casement windows with custom replacements to be compatible with the character of the historic district contingent on a field mock-up being coordinated with and approved by HPO. Vote: 4-1.

**JUNE 29 AGENDA**

Present: Marnique Heath (Chair), Rauzia Ally, Andrew Aurbach, Brian Crane, Linda Greene, Chris Landis, Gretchen Pfaehler, Joseph Taylor. Absent: Outerbridge Horsey.

**HISTORIC LANDMARK**

Carnegie Library (Central Public Library), 801 K Street NW, HPA 17-415, concept/rehabilitation and exterior restoration.

The Board expressed unanimous support for the project, endorsed the HPO report, and recommended that HPO focus its remaining review on limiting the quantity, size and location of banner signs, and ensuring that building signage be subtly designed and attached in a manner that would not damage historic fabric. The Board also emphasized the importance of documenting the history of the building and its site through interpretive media, especially those that utilize the most up-to-date electronic technologies. The HPO report recommended that the Board approve the concept and delegate the remaining design review to HPO. Vote: 7-0. (Pfaehler recused)

**HISTORIC LANDMARK/MERIDIAN HILL HISTORIC DISTRICT**

2300 16<sup>th</sup> Street NW (1624 Crescent Place - White-Meyer House) HPA 15-205, revised concept/new construction

The Board found option C to be compatible with the character of the White-Meyer house and the Meridian Hill Historic District, and final approval was delegated to staff. The Board considered and gave great weight to the resolution of the ANC asking the Board to deny the proposal or alternatively to approve option E, but found that option C more successfully responded to the previous direction and findings of the Board and that option E had incompatible proportions for a building of this type in the historic district. Vote: 6-2.

**TAKOMA PARK HISTORIC DISTRICT**

218 Vine Street NW, HPA 17-429, concept/new construction of six-story residential building.

The Board concurred with the recommendations in the HPO report that further study of the parking/loading entrance, simplification of the use of materials, the prominence of the entrance, and the massing and treatment of the top floor were needed. The project should return to the Board when ready for further review when appropriate. Vote: 7-0.

606 Butternut Street NW, HPA 17-083, revised concept/new construction.

The Board approved the revised concept conditioned on the need for revisions to fenestration, the porch roof and other issues outlined in the HPO report, and delegated final approval to staff. Vote: 7-0.

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

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Property Address:	<b>1624 Crescent Place, NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>White-Meyer House/Meridian Hill Historic District</b>		Consent Calendar
Meeting Date:	<b>May 4, 2017</b>	<b>X</b>	Concept Review Alteration
H.P.A. Number:	<b>15-205</b>	<b>X</b>	New Construction
Staff Reviewer:	<b>Steve Callcott Kim Williams</b>		Demolition Subdivision

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Meridian International Center, in partnership with Westbrook Partners, seeks on-going concept design review for construction of an eight-story plus penthouse apartment building on the site of the landmark White-Meyer house, a property that is also located in the Meridian Hill Historic District. The revised plans have been prepared by Perkins-Eastman DC Architects and Wolf/Josey landscape architects.

The project will also include meeting and conference facilities for Meridian, as well as provide an endowment to allow the organization to continue its on-going restoration of the White Meyer and adjacent Meridian house in accordance with a 2005 preservation master plan. Over the past decade, Meridian has completed substantial restoration and rehabilitation projects on the two landmarks.

### **Property History and Description**

The White-Meyer house is a large red brick and limestone Georgian Revival mansion designed by architect John Russell Pope. It was built between 1910 and 1912 for diplomat Henry White, and later owned by Eugene and Agnes Meyer. The 16<sup>th</sup> Street site proposed for redevelopment was purchased by the White family in 1930 and converted to a garden and tennis court; it has served as a surface parking lot for the past several decades. Meridian House, a part of the Meridian International property to the west, was also designed by Pope in the style of an 18<sup>th</sup> century French townhouse; it was constructed in 1924. The houses are recognized as “the finest and most important of Pope’s domestic architecture,” and are listed in the National Register of Historic Places at the national level of significance.

### **Previous Reviews**

The Board has reviewed this project twice before. In April 2015, the Board determined that it was appropriate to review the proposal as new construction to the historic district (rather than as an addition to the White-Meyer house), and found the part of locating the taller primary mass facing 16<sup>th</sup> Street and the lower secondary mass on Crescent Place, with a separation between the new building and the White-Meyer house, to be compatible and appropriate. The Board also found that visibility of the building from Meridian Hill Park was compatible with the urban park’s character. As a new construction project, the Board accepted the general height and

massing as compatible for 16th Street but found that further work was needed on improving the relationship of the building to the raised berm and its orientation to the street. The building's entrance, materials and detailing, integration of the penthouse into the building's design, and the design of the Meridian meeting rooms and parking court were among the elements identified as needing modification and further development.

In December 2016, the Board reviewed a substantially modified design and found the project "very close to being compatible" The building's height and the lack of prominence of the 16<sup>th</sup> Street entrance were cited as the primary issues requiring further revision. The perimeter condition on Crescent Place, the architectural treatment of the vehicular entrance court, and the stairs and landscaping on 16<sup>th</sup> Street were also noted as needing additional refinement. To address the height, the Board recommended either removing some or all of the berm to lower the building closer to street grade, or to remove a floor.

### **Revised Proposal**

The proposal has been revised in response to the issues raised at the December meeting, albeit as it pertains to height, not in the specific ways suggested by the Board. Rather than removing the public space berm and lowering the building to grade (an approach that has been rejected by the DC Department of Transportation and Urban Forestry Administration) or reducing the building by a floor (which had the potential for making the composition incompatibly horizontal in its emphasis), the building's mass has been revised to include setbacks for the eighth floor and increasing the setbacks for the penthouse level. The corners of the building have also been pulled in and corner balconies introduced. To address the concerns about the lack of prominence given to the entrance, the front façade has been recomposed to provide a wider opening for the entrance and with the center bay been brought forward to slightly project from the façade rather than be recessed; this projection would extend to the roof culminating in a modest tower element at the roofline.

Other revisions include lowering the fence and wall heights on Crescent Place, providing a clear distinction in materials and vocabulary between the perimeter walls of the White Meyer house and the new building, and refinements to the design of the Meridian meeting rooms and the motor court. The entrance stairs to the apartment building on 16<sup>th</sup> Street have been widened and more fully designed.

### **Evaluation**

#### *Height and Mass*

While the revisions to the height, mass and setbacks are different from those suggested by the Board, they are effective in demonstrably reducing the building's apparent size. As shown in the renderings in the April 14<sup>th</sup> submission on page 18 and 32 (previous design) and 19 and 33 (current design), the increased setbacks on the eighth floor are effective in lowering the apparent height and giving greater emphasis to the cornice at the seventh floor as the perceived top of the building. As shown in the view study on page 61, the increased prominence of the seventh floor cornice also helps step the height of the building down when seen in perspective view in relation to the neighboring Envoy. The revised composition of the side elevations provides a narrower profile that is most appreciable from the south.

### *Prominence of Entrance*

The change in façade proportions, respacing of the oriel projections, pulling of the entrance bay forward of the façade, and the tower element all work together to provide a more prominent and visible entrance along 16<sup>th</sup> Street.

### *Crescent Place*

The lowered the wall and fence along Crescent Place no longer presents a looming or forbidding edge condition to the pedestrian, while it still maintains separation and a degree of privacy for the building's first floor units.

### *Meridian Conference Center and Parking Court*

Greater clarity of architectural language and separation between the mansion and the apartment building have been provided through the use of distinct materials and detailing for each – a continuation of smooth red brick trimmed with limestone for the White-Meyer house, and articulated stone for the base of the new apartment building.

### *Entrance Stairs and Landscaping*

The stairs leading to the apartment building's primary entrance have been widened, provided with landings and low cheek-walls, designed to flare out at each corner, and punctuated with stone piers capped by contemporary but classically-inspired urns. The piers and urns are the same as would be used to mark the entrance to the parking court. The vocabulary of the side perimeter walls would extend across the 16<sup>th</sup> Street frontage as a stepped retaining wall, necessary to hold the eroding hillside. While the engineering and construction plans will need to be developed to ensure that the trees are protected during construction, the concept for a more formal and classical treatment of the architectural elements is compatible and appropriate to the character of the Meridian Hill Historic District. The architectural formality would be contrasted with a naturalistic planting plan of woodland understory plants to help stabilize the hillside's steep slopes.

### **Recommendation**

*The HPO recommends that the Review Board find the revised concept to be compatible with the character of the White-Meyer house and the Meridian Hill Historic District, and that final approval be delegated to staff.*

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS**  
**April 27 and May 4, 2017**

**APRIL 27 AGENDA**

Present: Marnique Heath (Chair), Rauzia Ally, Andrew Aurbach, Brian Crane, Linda Greene, Outerbridge Horsey, Chris Landis, Gretchen Pfaehler, Joseph Taylor.

**HISTORIC DISTRICT NOMINATION**

Smithsonian Quadrangle Historic District, 900 and 1000 Jefferson Drive and 950 and 1050 Independence Avenue SW, Case 17-04.

The Board listed the Smithsonian Quadrangle as a historic district in the D.C. Inventory of Historic Sites, with a period of significance from 1847 to 1987. It was recommended that the nomination be enhanced to include additional information on the property's landscape history and context and forwarded to the National Register of Historic Places in coordination with the Smithsonian Institution. Vote: 9-0.

**HISTORIC LANDMARK**

National City Christian Church, 5 Thomas Circle NW, HPA 17-293, concept/roof addition.

The Board found the proposal to be generally compatible with the character of the historic landmark and the 14<sup>th</sup> Street Historic District, and consistent with the purposes of the preservation act, with the following conditions: (1) Resolution of the fenestration on the fourth floor to include vertically-oriented openings and a balance of window-to-wall that is compatible with the underlying wing; (2) A material treatment of the fifth floor that ensures that the surface will not be reflective in sunlight or result in light levels at night that would be incompatible with the character of the complex. (3) Delegation of final approval to staff. Vote: 9-0.

**WOODLEY PARK HISTORIC DISTRICT**

2607 Connecticut Avenue NW, HPA 17-251, concept/rear and roof addition.

The Board directed the applicant to work with HPO and the community on a stepped back design that sets back the 5<sup>th</sup> and possibly the 4<sup>th</sup> floor. Vote: 9-0.

**HISTORIC LANDMARK/CLEVELAND PARK HISTORIC DISTRICT**

Rosedale Farmhouse, 3501 Newark Street NW, HPA 17-298, concept/fence.

The Board approved a 36" high picket fence at the top of the hill or a 42" tall fence lower on the slope and delegated final approval to staff. Vote: 9-0.



**CAPITOL HILL HISTORIC DISTRICT**

602 E Street SE, HPA-17-295 permit/rear addition.

The Board asked the applicant to consider revising the proposal to include an accessory structure instead of a rear addition, and asked that they come back and present the revised proposal to the Board. Vote: 9-0.

231 10<sup>th</sup> St SE, HPA 17-317 concept/rear and rooftop additions.

The Board found the concept for a two-story rear addition to be compatible with the character of the historic district, but found that the third floor roof and rear addition to be incompatible with the character of this property and the historic district. Vote: 9-0.

**MAY 4 AGENDA**

Present: Marnique Heath (Chair), Rauzia Ally, Andrew Aurbach, Brian Crane, Linda Greene, Outerbridge Horsey, Gretchen Pfahler, Joseph Taylor. Absent: Chris Landis

**HISTORIC LANDMARK/MERIDIAN HILL HISTORIC DISTRICT**

2300 16<sup>th</sup> Street NW (1624 Crescent Place - White-Meyer House) HPA 15-205, revised concept/new construction.

The Board found that the revised proposal satisfied the concerns raised regarding the prominence of the entry, the treatment of the vehicular court, the Crescent Place edge condition, and the entrance stairs and hillside landscape. Regarding the height, the Board asked to see an option that reduced the building by one floor. Vote: 4-3. (Ally recused)

**U STREET HISTORIC DISTRICT**

~~725 T Street NW, HPA 17-305, permit/public space steel frame canopy [deferred at applicant's request]~~

**BLAGDEN ALLEY HISTORIC DISTRICT**

1207 10<sup>th</sup> Street NW, HPA 17-300, concept/new construction, three-story residential building.

The Board found the revised concept for a three-story brick building with three-story bay compatible with the character of the historic district, requested minor revisions, and that the project return to the Board for final approval after review by the ANC. Vote: 8-0.

**WALTER REED ARMY MEDICAL CENTER HISTORIC DISTRICT**

6900 Georgia Avenue NW, presentation, revised campus guidelines.

The Board recommended that the design guidelines be incorporated into the master plan, with the review of the final text delegated to staff.

6800 Georgia Avenue NW, HPA 17-304, concept/new construction, apartment- condo-retail complex

The Board heard and closed the testimony, but for reasons of limited time, it deferred its deliberations until the May 25 hearing.

**~~MOUNT PLEASANT HISTORIC DISTRICT~~**

~~1745 Harvard Street NW, HPA 17-294, permit/two-story rear addition.~~

~~For lack of time, this case was deferred until May 25.~~

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

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Property Address:	<b>1624 Crescent Place, NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>White-Meyer House/Meridian Hill Historic District</b>		Consent Calendar
Meeting Date:	<b>December 1, 2016</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>15-205</b>		Alteration
Staff Reviewer:	<b>Steve Callcott</b>	<b>X</b>	New Construction
	<b>Kim Williams</b>		Demolition
		<b>X</b>	Subdivision

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Meridian International Center, in partnership with Westbrook Partners, seeks on-going conceptual design review for construction of an eight-story plus penthouse apartment building with office and conference facilities on the site of the landmark White-Meyer house, a property that is also located in the Meridian Hill Historic District. The revised plans have been prepared by a new design team consisting of Perkins-Eastman DC Architects and Wolf/Josey landscape architects.

**Previous Review**

The Board made a number of determinations and findings when it reviewed the project in April 2015. The Board determined that it was appropriate to review the project as one of new construction to the Meridian Hill Historic District, rather than as an addition to the White-Meyer house, and found that the overall site organization and conceptual approach of locating the primary mass of new construction facing 16<sup>th</sup> Street and the lower mass on Crescent Place, with an open space between the new construction and the White-Meyer house, to be compatible and appropriate. The Board found that visibility of the building from Meridian Hill Park was compatible with the urban park's character, and that the combination of lots was consistent with the preservation act, as it combines two lots that have functioned as a single property since the 1930s. As a new construction project, the Board accepted the general height and massing as compatible for 16th Street but found that further work was needed on improving the relationship of the building to the raised berm and its orientation to the street. The building's entrance, materials and detailing, integration of the penthouse into the building's design, and the design of the Meridian meeting rooms and parking court were among the elements identified as needing modification and further development.

The project was previously conceived as a planned unit development that would have required approval by the Zoning Commission. The revised project is no longer a PUD but will require some special exception relief from the Board of Zoning Adjustment.

**Revised Proposal**

As before, the project calls for construction of an apartment building and conference center for Meridian International. The new construction would connect to the White-Meyer house by an

underground passage and would include a new lawn area on the east side of the house. The building would be built into and atop the existing berm in order to retain the grade and mature trees within the public space as required by the Urban Forestry Administration. The vehicular and service entrance would be off Belmont Street. The building would have eight floors and a penthouse level above the retained berm on 16<sup>th</sup> Street, and a four-story (plus below-grade level, and penthouse level) along Crescent Street. Most notably, the revised proposal offers re-organized orientation to 16<sup>th</sup> Street and a re-design of the massing with reduced height along Crescent Place; and greater design attention to the Belmont Street court entrance.

## **Evaluation**

### *Height, Mass and Integration of Penthouse*

The revised proposal reduces the building from nine-stories plus penthouse to eight stories plus penthouse. The roof height, at approximately 249' 8" is equal to that of the adjacent Envoy, while the penthouse rises 9' 4" above this to 259 feet. As evaluated in the previous HPO report, the height of the building is consistent with the height of other apartment buildings along 16<sup>th</sup> Street within the Meridian Hill Historic District. At issue in both the previous proposal and this one is the perceived height of the building at its southern end, as the building does not follow or reflect the drop in topography of the street. The reduction in height by one story from the previous proposal helps to ameliorate this condition; however, due to the topography of the site, this condition persists with no clear alternative solution short of further reducing the number of stories. Such an approach would either result in a more horizontal composition or an asymmetrical elevation, each of which would raise new compatibility issues.

Of greater importance to the Board than the height was the manner in which the height and mass were handled architecturally, particularly with regard to the penthouse and ensuring that it was sufficiently integrated into the design. As viewed from the park, the height of the principal block of the building is consistent with the adjacent Envoy Apartments, as well as with other apartment buildings on either side of the park. While the penthouse atop this principal roofline rises above the height of the Envoy and has greater mass than the typical penthouses found atop the historic buildings in the historic district, the revised design's use of precast stone, and brick on the elevator overrun, more fully integrates these elements into the design of the building. As the design continues to be refined, relating the doors on the penthouse level more closely in design with the fenestration elsewhere on the building and flattening out the cornice so that it reads as secondary to the primary cornice should be evaluated.

### *Relationship of Building to 16<sup>th</sup> Street*

The orientation of the building to 16<sup>th</sup> Street has been entirely rethought. While the previous proposal located the main entrance at the corner of 16<sup>th</sup> and Belmont streets due to the raised landscape berm on 16<sup>th</sup> Street and the challenges it imposed, the revised proposal places the main entrance at the center of the 16<sup>th</sup> Street façade. This central bay, from entry door to roofline, is recessed from the wall plane to either side giving the façade the visual prominence that is characteristic of the historic buildings facing 16<sup>th</sup> Street. The central bay is further distinguished by a tighter grouping of windows with spandrels between the floors—a compatible treatment found on other apartment buildings in the historic district. The

elimination of the corner entrance and the exposed basement level grounds the building in a more satisfying manner and provides it with a consistent base condition.

By engaging the berm with a solid foundation, the weight of the building rises naturally above it, no longer giving the impression that it is a heavy mass floating above the berm. The entry, which is well above street level at the height of the berm, is reached by two lead walks which arc to either side of the door to opposite ends of the building on 16<sup>th</sup> Street. The walkway to the north provides an accessible entrance to the building, while that to the south offers a practical alternative path on the downslope of the street to the main entrance. As the design of the walk continues to be developed, breaking up the continuous hand railings on both sides of the walk and the design of the retaining walls and planter elements at the terminus of the walkways should continue to be evaluated.

### *Design and Materials*

The revised design is divided into a stronger and more traditional three-part horizontal composition of base, shaft and cap. The 16<sup>th</sup> Street elevation is organized into seven symmetrical bays with a central recessed bay and alternating bays with projecting balconies to either side. The building would be constructed principally of brick and stone having a similar earth-toned beige palette with projecting bays of metal differentiated in a “warm” grey. The variety of materials has been reduced from the previous proposal, and the type, quality and use of materials are consistent with those found throughout the district.

The proposal has also been revised to reduce the proportion of glazing, resulting in a window-to-wall ratio that is more characteristic of that found in the historic district. The greater solidity is contrasted with the lighter glazed projecting bays, but in a manner that is complementary rather than incompatible.

### *Meridian Conference Center and Parking Court*

The Meridian conference space remains built into the hillside forming one side of the vehicular courtyard, however, the topography and areas for plantings around it have been modified to retain a stronger sense of the landscaped plinth on which the White-Meyer house sits. A consistent language for the wall along Belmont has been developed, extending the language and appearance of the existing red brick retaining walls; the wall would provide a privacy screen with plantings within openings for a conference facility terrace as well as differentiated pedestrian entrances for the courtyard which help to shrink the size of this opening. The courtyard would have a unified appearance on its three sides in the same coursed stone as used on the base of the apartment building; the courtyard would also include specialty paving and plantings, as is found on the vehicular court entrances of the Meridian and White-Meyer houses.

### *Crescent Place*

The wing of the building on Crescent Place has been reduced by a floor and pulled back from the sidewalk to create a continuous planted front yard and private yards behind a wall for the first floor apartment units. The design is complementary to but slightly differentiated from the larger 16<sup>th</sup> Street building with the curving elevation broken into a series of symmetrical,

vertically-oriented townhouse-like elements, each with its own projecting bay; the end pavilion facing the front courtyard of the White Meyer house would have a slightly more formal composition without a bay. The wall and fence separating the planting strip from the private courtyards should continue to be further studied as the height of the fences as illustrated appears somewhat forbidding.

**Recommendation**

*The HPO recommends that the Review Board find the revised concept to be compatible with the character of the White-Meyer house and the Meridian Hill Historic District, that the design continue to be refined as outlined above, and that final approval be delegated to staff.*

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS**  
**November 17 and December 1, 2016**

**NOVEMBER 17 MEETING**

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

**HISTORIC DESIGNATION NOMINATION**

C&P Telephone Cleveland Emerson Exchange, 4268 Wisconsin Avenue NW, Case 09-06.

The Board designated the property and requested that the nomination be forwarded to the National Register of Historic Places for listing at the local level of significance with a period of Significance 1927-1962. The Board acknowledged the ANC 3E resolution in opposition, but determined that proper notice had been given to the property owner and that the building meets the designation criteria cited. Vote: 7-0.

**SAINT ELIZABETHS HOSPITAL HISTORIC DISTRICT**

1100 Alabama Avenue SE, 17-047, concept/new arena.

The Board supported the general size, site plan, materials and modern expression, but recommended that the volume containing the arena be further articulated by plane changes; that more texture be added to the exterior materials; that the openings and details be scaled more similarly to the historic buildings; that the stormwater management be worked out with the concept; and that the surface parking be improved by buffering or concealing more in the topography. Vote: 6-0 (Aurbach recused).

**HISTORIC LANDMARKS**

Federal American National Bank, 619-621 14<sup>th</sup> Street NW (landmark including interior), HPA 16-626, revised concept/interior and exterior alterations and addition of eleven-story office building.

The Board approved the modified concept for interior and exterior work, and the revisions to the new construction, as consistent with the purposes of the preservation act, and delegated final approval to staff. The Board noted that no ANC resolution was received. Vote: 5-2.

**ANACOSTIA HISTORIC DISTRICT**

2247 Mount View Place SE, HPA 17-034, construction of two-story frame house.

The Board approved the concept's overall size, footprint and massing, and delegated to staff further review, with the conditions that the staff report comments be sufficiently addressed; that the siding be of wood; that the gable vents be of an appropriate material; and that the applicant minimize the amount of concrete foundation exposed. Vote: 7-0.

**DUPONT CIRCLE HISTORIC DISTRICT**

1711 19<sup>th</sup> Street NW, HPA 17-040, concept/renovation of SFH to eight units with roof deck and enlargement to rear garage.

The Board found that (A) The concept for the treatment of the exterior is generally compatible with the character of the historic district, but a preservation plan needs to be developed that documents

**DUPONT CIRCLE HISTORIC DISTRICT**

~~2200 P Street NW, HPA 17-009, concept/relocation and renovation of landmark gas station, and construction of nine-story addition. [deferred at request of the applicant]~~

**WALTER REED ARMY MEDICAL CENTER HISTORIC DISTRICT**

Building 11 (Delano Hall), 6825 16<sup>th</sup> Street NW, HPA 17-048, stormwater retention features in front of building.

The Board concluded that alternatives to the proposal, such as a cistern, would be more compatible with the character of the historic landscape and the draft design guidelines, but recommended that a permit be cleared if the plantings used to screen the depressions are lower and more uniform foundation than the varied, naturalistic planting shown in the present drawings, to be determined in consultation with staff. Vote: 5-0.

Palisades Playground Recreation Center, 5200 Sherier Place NW, HPA 17-037, concept/addition.

The Board approved the concept for this addition as compatible in mass, scale, materials, orientation, setback, and height and delegated final review to staff. Vote: 5-0.

**White-Meyer House, 1624 Crescent Place NW, HPA 15-205, revised concept/construction of new apartment building.**

**The Board found the project to be very close to being compatible, with the main outstanding issues to be the height of the building and the treatment of the entrance. To address the height, the Board recommended either removing some or all of the berm to lower the building closer to street grade, or to remove a floor; the entrance was thought to be insufficiently prominent. Minor modifications are also needed to the Crescent Place perimeter condition and the Meridian conference facility on Belmont, and the applicants were encouraged to continue working on developing the landscape. The project should return to the Board for final review when ready. Vote: 4-1 (Wilson present; Aurbach absent).**

**CONSENT CALENDAR**

The Board approved the following items on the consent calendar on November 17 by a vote of 7-0. (Taylor absent).

**HISTORIC DESIGNATION NOMINATION**

Glade Apartments, 1370-1372 Fort Stevens Drive NW, Case 16-21.

**CAPITOL HILL HISTORIC DISTRICT**

625 E Street NE, HPA 16-691, concept/roof addition and roof deck.

The Board requested that staff require a sightline study from the applicant.

**GEORGETOWN HISTORIC DISTRICT**

1246 and 1250 27<sup>th</sup> Street NW, HPA 16-589, concept/subdivision to consolidate two lots in order to combine two attached houses internally.

**U STREET HISTORIC DISTRICT**

1507 T Street NW, HPA 17-038, rear three-story addition. deferred