

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB AGENDA
October 23 and 30, 2014

The Historic Preservation Review Board will meet to consider the following items on October 23 and 30, 2014. The meetings will begin at 9:00 a.m. at 441 4th Street NW in Room 220 South. Applicants and those interested in testifying should arrive at least fifteen minutes prior to the assigned time for the case.

CONSENT CALENDAR

BLAGDEN ALLEY/NAYLOR COURT HISTORIC DISTRICT

- A. Blagden Alley, lots 101-112, HPA 14-703, concept/alterations to a non-contributing building

CAPITOL HILL HISTORIC DISTRICT

- B. 1334 A Street SE, HPA 14-457, concept/rear addition
- C. 1300 South Carolina Avenue SE, HPA 14-560, concept/rear addition
- D. 438 New Jersey Avenue SE, HPA 14-663, concept/rear addition

CLEVELAND PARK HISTORIC DISTRICT

- E. 3513 Rodman Street NW, HPA 14-628, concept/rear addition
- F. 3506 34th Street NW, HPA 14-644, concept/side addition
- G. 3460 Ordway Street NW, HPA 15-003, concept/below-grade garage, pool, perimeter fence

FOXHALL VILLAGE HISTORIC DISTRICT

- H. 4415 Q Street NW, HPA 14-620, concept/rear addition

14TH STREET HISTORIC DISTRICT

- I. 1506 Q Street NW, HPA 14-517, concept/third story addition on a two-story rear wing
- J. 1608 14th Street NW, HPA 14-515, concept/rear addition

MOUNT PLEASANT HISTORIC DISTRICT

- K. 3224 16th Street and 1604 Park Road NW, HPA 15-016, subdivision to combine two lots to legitimize the existing connections between two buildings

MOUNT VERNON SQUARE HISTORIC DISTRICT

- L. 437 Ridge Street NW, HPA 14-718, concept/rear two-story addition on a two-story rowhouse

U STREET HISTORIC DISTRICT

- M. 1429 W Street NW, HPA 14-641, concept/rear addition

DENIAL CALENDAR

CLEVELAND PARK HISTORIC DISTRICT

- N. 3065 Porter Street NW, HPA 14-713, concept/front porch, window replacement

OCTOBER 23RD MEETING

HISTORIC DESIGNATION HEARING

1. 9:15 – 9:45 The Ethelhurst, 1025 15th Street NW, Case 14-13

ANACOSTIA HISTORIC DISTRICT

2. 9:45 – 10:30 1326 Valley Place SE, HPA #14-717, concept/reconstruction of the main block of a house, two-story addition, alterations, and site work
3. 10:30 – 11:15 1350 Valley Place SE, HPA 14-667, concept/ two-story frame house

MOUNT PLEASANT HISTORIC DISTRICT

4. 11:15 – 12:00 3146 16th Street NW, HPA 11-345, design development of construction of residential additions, alterations

12:00 – 1:00 LUNCH BREAK

SHAW HISTORIC DISTRICT

5. 1:00 – 1:45 901 L Street NW, HPA 14-040, revised concept/rehabilitation and construction of a twelve-story hotel and apartment building

16TH STREET HISTORIC DISTRICT

6. 1:45 – 2:30 1108 16th Street NW, HPA 14-638, concept/alterations, construction of six floors atop a two-story building

CAPITOL HILL HISTORIC DISTRICT

7. 2:30 – 3:15 429 12th Street SE Rear, HPA 14-624, concept/second-floor addition to one-story garage

3:15 – 3:30 BREAK

8. 3:30 – 4:15 530 8th Street SE, HPA 14-707, concept/side addition and roof deck
9. 4:15 – 5:00 518 6th Street SE, HPA 14-722, concept/raze garage and construct a shed

OCTOBER 30TH MEETING

HISTORIC DESIGNATION HEARING

10. 9:00 – 9:30 Van View, 7714 13th Street NW, Case 14-16

LEDROIT PARK HISTORIC DISTRICT

11. 9:30 – 10:15 406 U Street NW, HPA 14-715, concept/rear two-story addition with hipped roof,

front alteration

HISTORIC LANDMARKS

12. 10:15 – 11:00 Equitable Cooperative Building Association, 915 F Street NW, HPA 14-712, concept/add glass enclosed display cases to front portico
13. 11:00 – 12:00 Real Estate Trust Company, 1333-1343 H Street NW, HPA 14-652, concept/alteration of non-contributing addition

12:00 – 1:00 LUNCH BREAK

SHERIDAN KALORAMA HISTORIC DISTRICT

14. 1:00 – 1:45 2310 Bancroft Place NW, HPA 14-635, concept/construction of a three-story residence

MERIDIAN HILL HISTORIC DISTRICT

15. 1:45 – 2:30 2437 15th Street NW, HPA 14-709, concept/rear addition

KALORAMA TRIANGLE HISTORIC DISTRICT

16. 2:30 – 3:15 1922 Belmont Road NW, HPA 14-518, roof addition
(continuation from September meeting)

3:15 – 3:45 BREAK

U STREET HISTORIC DISTRICT

17. 3:30 – 4:15 1841 15th Street NW, HPA 14-649, rear addition

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB AGENDA
October 23 and 30, 2014

The Historic Preservation Review Board met to consider the following items on October 23 and October 30, 2014.

OCTOBER 23 MEETING

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

HISTORIC DESIGNATION HEARING

The Ethelhurst, 1025 15th Street NW, Case 14-13.

The Board designated the Ethelhurst, 1025 15th Street NW, a landmark to be entered in the District of Columbia Inventory of Historic Sites. The Board requested that the State Historic Preservation Officer forward the nomination to the National Register of Historic Places with a recommendation for listing as of local significance, with a period of significance of 1902, the beginning of its construction, to 1958, the date the building ceased being occupied as apartments. Vote: 6-0.

ANACOSTIA HISTORIC DISTRICT

1326 Valley Place SE, HPA #14-717, concept/reconstruction of the main block of a house, two-story addition, alterations, and site work.

The Board approved the concept as compatible with the character of the historic district, and delegate to staff further review of the details, with the conditions that: (A) the main block be constructed to its original depth; (B) its front and preferably its sides be sided with wood siding to match the original profile and exposure, but that fiber-cement lapped weatherboard of a wider exposure may be acceptable on the sides, (C) the house have fenestration generally consistent in size and proportions with the original primary windows, (D) the windows on the rear addition be moved inward a bit from the corners; (E) there be no skylights installed on the principal roof, and (F) the construction and the landscaping plan should provide reasonable protection from termites in the form of termite barriers at the sill and locating the planting beds away from the foundation. Vote: 6-0.

1350 Valley Place SE, HPA 14-667, concept/ two-story frame house.

The Board found the concept to be incompatible with the character of the historic district and encouraged the applicant to study compatibility with the cottage-type houses in the immediate neighborhood and to reach out to the community. Vote: 6-0.

MOUNT PLEASANT HISTORIC DISTRICT

3146 16th Street NW, HPA 11-345, design development of construction of residential additions, alterations.

The Board requested (A) a preservation plan for treatment of the church building, (B) that all the spandrels of the façade of the side addition be masonry, (C) that there be some kind of cornice on the additions, (D) that there be more emphasis of the gate between the church and side addition to signal one of the primary entrances, (E) that the ground-floor openings on the façade of the side entrance be real windows and doors or have some kind of decorative grilles, (F) that the applicant consider using true slate on the church roof, and (G) that the applicant consider taller window openings on the additions and a simpler fence in front of the side addition. Vote: 6-0.

SHAW HISTORIC DISTRICT

901 L Street NW, HPA 14-040, revised concept/rehabilitation and construction of a twelve-story hotel and apartment building.

The Board commended the applicants on the revised concept, finding it to respond to all of its previous comments. The changes to the hotel and new residential building were found to substantially improve the proposal's compatibility and enliven the 9th and L Street streetscapes. The partial retention of 911 L Street into the project was also commended, as it will retain a substantial portion of one of the earliest buildings in the historic district and retain more of an historic context for the project. The concept was approved and, if found to be a project of special merit by the Mayor's Agent, final approval is delegated to the HPO. Vote: 6-0.

16TH STREET HISTORIC DISTRICT

1108 16th Street NW, HPA 14-638, concept/alterations, construction of six floors atop a two-story building.

The Board found the retention strategy for the structure uniquely appropriate, given its unusual and much-altered character. The concept design was found compatible with the character of the historic district, but requested the architect continue to study the detailing and relationship of the oriels to the retained base. Final approval delegated to Staff. Vote: 6-0.

CAPITOL HILL HISTORIC DISTRICT

429 12th Street SE Rear, HPA 14-624, concept/second-floor addition to one-story garage.

The Board found the concept generally compatible with the Capitol Hill historic district but with the conditions that the applicants study preserving more of the existing masonry walls, reducing the extent of new construction, and further distinguishing the original one-story building from the addition. Vote: 4-2.

530 8th Street SE, HPA 14-707, concept/side addition and roof deck.

The Board found the concept compatible with the Capitol Hill Historic District. Final approval delegated to Staff. Vote: 4-1.

518 6th Street SE, HPA 14-722, concept/raze garage and construct a shed.

The Board found the project compatible with the Capitol Hill Historic District. Vote: 4-1.

OCTOBER 30TH MEETING

Present: Andrew Aurbach (Acting Chair), Rauzia Ally, Graham Davidson, Nancy Metzger, Joseph Taylor, Charles Wilson. Absent: Maria Casarella, Gretchen Pfahler, Robert Sonderman.

HISTORIC DESIGNATION HEARING

Van View, 7714 13th Street NW, Case 14-16.

The Board voted to designate the country house dwelling known as Van View located at 7714 13th Street NW to the D.C. Inventory of Historic Sites and recommended that the landmark nomination be forwarded to the National Register of Historic Places for listing at the local level of significance. Approved: 6-0.

LEDROIT PARK HISTORIC DISTRICT

406 U Street NW, HPA 14-715, concept/rear two-story addition with hipped roof, front alteration.

The Board found that the concept for a two-story brick rear addition with jerkinhead roof at 406 U Street NW, with the exception of the front alterations for a window well, to be compatible with the character of the historic district. Final approval delegated to Staff. Vote: 5-1.

HISTORIC LANDMARKS

Equitable Cooperative Building Association, 915 F Street NW, HPA 14-712, concept/add glass enclosed display cases to front portico.

The Board recommended the applicant develop Option 2 or Option 3 further and return to the Board for future consideration of the concept. Vote: 6-0.

Real Estate Trust Company, 1333-1343 H Street NW, HPA 14-652, concept/alteration of non-contributing addition.

The Board found the concept to reskin the 1980s addition to the building to be generally compatible with the adjacent landmark, with the exception of the projecting oriel bays, which were found to be too aggressive and detracted from the landmark. The Board asked that the project be further developed and return for further review when ready. Vote: 6-0.

SHERIDAN KALORAMA HISTORIC DISTRICT

2310 Bancroft Place NW, HPA 14-635, concept/construction of a three-story residence.

The Board the concept design for a new three-story brick and stone house to be compatible with the character of the Sheridan-Kalorama Historic District, but asked the applicant to either eliminate the front circular driveway, or to set the house further back on its lot to allow for the drive to be balanced with additional green space. Final approval was delegated to staff. Vote: 6-0.

MERIDIAN HILL HISTORIC DISTRICT

2437 15th Street NW, HPA 14-709, concept/rear addition.

The Board voted unanimously that a rear addition to 2437 15th Street was compatible with the character of the landmark and the historic district, and that the height of the rear addition could, in concept, be above the cornice line, so long as it is not visible from 15th Street or Meridian Hill Park. Vote: 6-0.

KALORAMA TRIANGLE HISTORIC DISTRICT

1922 Belmont Road NW, HPA 14-518, roof addition (*continuation from September meeting*).

The Board found the concept for a roof addition and deck compatible with the character of the historic district and consistent with the purposes of the preservation act and delegated final review to staff. Vote: 5-1

U STREET HISTORIC DISTRICT

1841 15th Street NW, HPA 14-649, rear addition.

The Board found the concept for a rear addition compatible with the character of the historic district and consistent with the purposes of the preservation act. The Board directed the applicant to work with the staff re-opening the original front door and on compatibility of materials. Vote:4-2.

CONSENT CALENDAR

The Board approved the following items on the consent calendar on October 23 by a vote of 6-0.

BLAGDEN ALLEY/NAYLOR COURT HISTORIC DISTRICT

Blagden Alley, lots 101-112, HPA 14-703, concept/alterations to a non-contributing building.

CAPITOL HILL HISTORIC DISTRICT

1334 A Street SE, HPA 14-457, concept/rear addition.

1300 South Carolina Avenue SE, HPA 14-560, concept/rear addition.

438 New Jersey Avenue SE, HPA 14-663, concept/rear addition.

CLEVELAND PARK HISTORIC DISTRICT

3513 Rodman Street NW, HPA 14-628, concept/rear addition.

3506 34th Street NW, HPA 14-644, concept/side addition.

3460 Ordway Street NW, HPA 15-003, concept/below-grade garage, pool, perimeter fence.

FOXHALL VILLAGE HISTORIC DISTRICT

4415 Q Street NW, HPA 14-620, concept/rear addition.

14TH STREET HISTORIC DISTRICT

1506 Q Street NW, HPA 14-517, concept/third story addition on a two-story rear wing.

1608 14th Street NW, HPA 14-515, concept/rear addition.

MOUNT PLEASANT HISTORIC DISTRICT

3224 16th Street and 1604 Park Road NW, HPA 15-016, subdivision to combine two lots to legitimize the existing connections between two buildings.

MOUNT VERNON SQUARE HISTORIC DISTRICT

437 Ridge Street NW, HPA 14-718, concept/rear two-story addition on a two-story rowhouse.

U STREET HISTORIC DISTRICT

1429 W Street NW, HPA 14-641, concept/rear addition.

DENIAL CALENDAR

The Board approved the following individual item on the denial calendar on October 23 by a vote of 5-1.

CLEVELAND PARK HISTORIC DISTRICT

3065 Porter Street NW, HPA 14-713, concept/front porch, window replacement.

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:	901 L Street, NW	X	Agenda
Landmark/District:	Shaw Historic District		Consent Calendar
		X	Concept Review
Meeting Date:	May 1, 2014	X	Alteration
H.P.A. Number:	14-040		New Construction
Staff Reviewer:	Steve Callcott	X	Demolition
		X	Subdivision

Square 369 Hotel Associates LLC (represented by Robert Knopf of Quadrangle Development), with plans prepared by architect Bob Neal (Cooper Carry), seeks conceptual design review for construction of a 12-story hotel and residential building that would demolish two contributing buildings and incorporate retained portions of seven contributing buildings in the Shaw Historic District. The project would require a rezoning of the site through a planned unit development.

Property History and Description

The project site is located at 9th and L Streets at the southeast corner of the Shaw Historic District across the street from the Washington Convention Center to the east and the soon-to-be completed Marriot Marquee Hotel to the south. There are nine street-fronting buildings:

- *1114 9th Street:* A two-story tan brick commercial building constructed in 1919, designed by architect R.K. Ferguson. The first floor limestone façade was applied in 1938, and originally had small projecting storefronts. The building has been internally combined with a two-story stable facing the alley that likely predates the front building.
- *1112 9th Street:* A two-story red brick commercial building constructed in 1912 to serve as the office for a coal and lumber yard; it was designed by architect Samuel Turner.
- *1110 9th Street:* A two-story red brick building with a low-pitched gable roof and rear ell-wing. It was constructed as a dwelling prior to 1857 and converted to commercial use in 1877 with alterations to the first floor for a projecting storefront.
- *1108 9th Street:* A two-story tan brick building constructed in 1927 for retail with apartments above. It was designed and built by owner/architect W.C. Allard.
- *1106 9th Street:* A three-story beige brick building constructed in 1908 as a marble mantel and tile store with a dwelling above, for owner Edwin Ellett. The building was designed by W.C. Allard.
- *1104 9th Street:* A three-story red brick building constructed *circa* 1850-1855 as a dwelling; the first floor was altered for conversion to commercial use in 1914. The original owner was Zephaniah Jones.
- *911 L Street:* A three-story red brick rowhouse with a raised entrance and English basement that was constructed *circa* 1854-1859. The graduated window proportions on the first two floors (and possibly the detailing around them) date from a façade alteration in 1904. The original owner was Zephaniah Jones, the original owner of 1104 9th Street.
- *913 L Street:* A three-story Romanesque brick and brownstone rowhouse with a raised entrance and English basement, constructed in 1892 and designed by architect Appleton P. Clark.

- *919 L Street:* The Lurgan, a four-story brown brick apartment building with Mission Revival detailing, constructed in 1913 and designed by architect Appleton P. Clark for owners Roger O'Hanlon and James Murray.

The buildings along 9th Street illustrate the evolution of this corridor from residential to primarily neighborhood-serving commercial uses in the late 19th and early 20th centuries. 9th Street was secondary in importance to 7th Street, the city's primary commercial corridor, which is reflected when comparing the relative modesty of these buildings with those in the 1000 block of 7th Street. Nevertheless, the west side of the street retains a strong sense of its early 20th century commercial character, with minimal intrusions and a historical continuity to its streetscape. The three buildings along L Street reflect that street's residential character as it evolved from rowhouses pre-dating the Civil War to a denser neighborhood of apartment buildings in the early 20th century.

All of the subject buildings date from within the period of significance for the Shaw Historic District (1833-1932). While the structures have been neglected and are deteriorated as a result, they retain sufficient integrity to continue to be contributing to the historic district.

Proposal

The project calls for demolition of 911 and 913 L Street, removal of rear portions of the six buildings along 9th Street, and retention of the exterior masonry walls of the Lurgan Apartments. The new construction would include a hotel on the eastern portion of the site with lobbies opening to L Street; while housing two different brands – a Courtyard and a Residence Inn – it would appear as a single building on L Street and behind the 9th Street buildings. An apartment building would be constructed at the west end of the site, with the existing alley west of the Lurgan closed and relocated west of the new apartment building. A curb cut would be provided for parking and loading to the hotel mid-block on 9th Street north of the historic buildings.

Evaluation

The project raises three preservation issues for the Board's consideration: demolition of 911 and 913 L Street, alteration of the remaining seven buildings; and the compatibility of the new construction (technically, an addition to the historic buildings) with the character of the historic district.

Demolition of 911 and 913 L Street

As the primary purpose of the preservation law is "to retain and enhance those properties which contribute to the character of the historic district and to encourage their adaptation for current use," the proposal to demolish these two contributing buildings is not consistent with that purpose or the preservation act.

Alteration of 919 L Street and 1114-1104 9th Street

The concept calls for retention of the exterior masonry walls of the Lurgan with removal and replacement of the wood floor and roof assemblies. The Historic Preservation Regulations, DCMR 10-C, Section 305.1(b), defines demolition as "the removal or destruction of all or a substantial portion of the structural components of the building, such as structural walls, floor assemblies, and roofs."

This is not an unprecedented issue, in which wood frame buildings being connected to new construction requires some level of alteration. However, wholesale removal of the structure of a

wood frame building is not a solution that is consistent with the preservation act, nor is the only method of achieving code compliance. It is recommended that alternative solutions, such as providing fire rating to the existing structure or a fire break between the existing and new construction be explored.

The deteriorated condition of the floor and roof assemblies at 1114-1104 9th Street make their removal and replacement less problematic. A site inspection by the applicants and HPO in 2013 confirmed that there has been some loss of structural integrity within each of the buildings where portions of roofs and/or floors have failed. Portions of several of the buildings were inaccessible due to collapsed floors and roofs.

The proposed removal of rear wings at 1112 9th (building 2 in the applicant's submission) and 1104 (building 6) is generally respectful to the existing structures, resulting in the retention of the main blocks and rear walls of those buildings and later or insignificant elements removed. The point at which 1114 (building 1) is retained appears to fall at the location where the street-fronting building adjoins the stable behind. While no interior wall exists between the two and the demolition of the stable is regrettable, the point at which removal is proposed at least falls in a logical location with regard for the property's development.

The point at which the rear portions of 1110 (building 3) and 1108 (building 4) are proposed for removal is more difficult to evaluate, as the existing plans don't seem to reflect the conditions shown in the photographs. For instance, the rear ell-wing on 1110 is substantially deeper than the 10' depth shown and the drawings for 1108 don't illustrate the building's U-shaped plan. Based on the photographs of these two buildings, and the extent of removal of 1106 where half of the original mass of the building would be demolished, it appears that the extent of removal constitutes demolition as defined in DCMR 10-C, Section 305.1(d): "The removal or destruction of all or substantially all of an entire wing or appendage of the building, such as a rear ell, unless the wing lacks physical or historic integrity, or is not a character-defining feature." The plans should be clarified for these structures and their treatment should continue to be evaluated with the goal of limiting the extent of demolition.

A scope of rehabilitation work and storefront reconstruction should also be developed in consultation with HPO. Plans should be based on the archival material that has already been assembled.

Addition/New Construction

There is ample precedence in many of the city's historic districts for large new buildings being compatibly inserted into a context of smaller scaled structures. Among a multitude of design considerations, the successful integration of larger new construction and smaller historic buildings requires careful attention to how the height and mass are modulated, how fenestration is oriented and organized, and what and how materials are used.

The proposal includes many aspects that represent a good start to achieving compatibility. The use of earth-toned masonry, vertically-oriented punched windows, and a strongly defined top to the residential building relate to characteristics of surrounding apartment houses. On the hotel building, the six-story masonry façade element on the L Street elevation establishes a base that helps relate it to the height of the Lurgan. Recent redesign of the 9th Street elevation, with a differentiated top floor and more vertically-oriented windows, has improved its design.

However, additional refinement is needed to achieve compatibility with the historic district. The long, tall unbroken wall surface behind the 9th Street buildings, without a change in plane, mass, height, or pattern of fenestration exacerbates the disparity of size between the small historic buildings and the new construction. Even with recent efforts to provide greater verticality to the 9th Street windows, the elevations continue to have a horizontality emphasis that is at odds with the strong verticality of buildings in the district. While the materials of the hotel are not specified, the cool silver and gray illustrated in the rendering is foreign to the warm masonry earth tones that characterize the historic district. A palette of materials that more closely relates to the historic district could help mitigate the size and impact of the addition on its context.

As the project continues to be developed, the following should be considered as to how they could improve the compatibility of the design:

- Differentiate the top one or two floors to help lower the apparent height of the buildings. The most recent design has made a step in this direction, with a slight setback at the corner tower of the new construction and along the 9th Street elevation. This should continue to be developed.
- Use intermediate height elements that can serve to visually bridge between the smaller and larger buildings and break up large wall expanses. The use of the six-story masonry façade element proposed for the L Street elevation of the hotel is a step in this direction, and should be further developed.
- Provide a stronger vertical emphasis to the elevations.
- Consider how projections, bays of windows and/or the organization of fenestration could help reduce the scale of the building and provide rhythm to the larger elevations.
- Use materials and colors that relate to the historic district.
- More closely relate the design of the three-story infill element on 9th Street to the scale and rhythm of fenestration found in this row of historic buildings.
- Reduce the height of and/or recess the glass infill along the Lurgan's west elevation.

Recommendations

The HPO recommends that the Review Board make the following findings:

- *Demolition of 911 and 913 L Street is inconsistent with the purposes of the preservation act and should be forwarded to the Mayor's Agent upon receipt of a demolition permit;*
- *The removal of floor and roof assemblies at 919 L Street constitutes demolition as defined in the preservation regulations and is inconsistent with the purposes of the act. The Board recommends that the applicants evaluate alternative ways to achieve code compliance that retain these structural features in whole or significant part;*
- *Due to a loss of structural integrity, the removal and replacement of floor and roof assemblies at 1114-1104 9th Street is consistent with the act, as it is necessary to adapt them for current use;*
- *The rear wings at 1112 and 1104 9th Street are insignificant and do not contribute to these buildings' character. Additional clarification as to the existing and proposed conditions at 1110, 1108, and 1106 should be provided before making a determination as to whether the proposed treatments constitute an alteration or demolition;*
- *A scope of rehabilitation for the retained historic buildings should be developed;*
- *The new construction should continue to be developed and refined as recommended above, in order for it to be found compatible with the character of the historic district;*
- *The project should return to the Board for further review when ready.*



The horizontal emphasis of the new construction behind Red Lion Row is discordant with the vertical orientation of the historic buildings. Without any variety in plane, mass, height or fenestration, the new construction fails to establish a compatible relationship.



Square 457 illustrates how modest changes in height and plane, groupings of vertically-oriented windows, an articulated roofline, and a common scale and palette of materials can successfully relate a large building to a context of smaller historic buildings.



Square 450 illustrates how compatibility can be achieved using a contemporary vocabulary through the use of a strong vertical orientation to the fenestration, variations in height and mass, and masonry that relates to the material and colors of the surrounding historic buildings.

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

Property Address:	911 and 913 L Street, NW	X	Agenda
Landmark/District:	Shaw Historic District		Consent Denial
			Concept Review
Meeting Date:	June 26, 2014		Alteration
H.P.A. Numbers:	14-460 and 14-161		New Construction
Staff Reviewer:	Steve Callcott	X	Demolition
			Subdivision

Square 369 Hotel Associates, LLC seeks raze permits for 911 and 913 L Street, NW in the Shaw Historic District. The applicants will be seeking approval of the raze applications from the Mayor's Agent in order to construct two conjoined hotels and an apartment building as a project of special merit.

Building History and Description

911 L Street is a three-story red brick rowhouse with a raised entrance and English basement that was constructed *circa* 1854-1859. The graduated window proportions on the first two floors (and possibly the detailing around them) date from a façade alteration in 1904. Tax records indicate that the original owner was Zephaniah Jones, who also owned property at 1114 9th Street, NW.

913 L Street is a three-story Romanesque brick and brownstone rowhouse with a raised entrance and English basement. The house was constructed in 1892 and designed by Washington architect Appleton P. Clark.

Evaluation

The Board reviewed a concept for redevelopment affecting these properties in May 2013. As part of that concept review, the Board confirmed that all three buildings contributed to the character of the Shaw Historic District and that demolition of 911 and 913 was inconsistent with the purposes of the preservation act.

The historic preservation regulations (DCMR 10-C, Section 702) outline the considerations that shall be applied when determining whether a property meets the definition of a contributing building:

- (a) A building or structure adds to a district's sense of time and place and historical development by virtue of location, design, setting, materials, workmanship, feeling and association;
- (b) A building or structure adds to the historic associations or historic architectural qualities for which a district is significant because it dates from the period of significance, relates to the documented significance of the district, and possesses historic integrity;

The buildings meet these criteria. 911 and 913 L Street contribute to the sense of time, place and pattern of development for the Shaw Historic District; the early residential rowhouse development of the neighborhood is documented in the historic district nomination. The buildings were constructed within the district's period of significance (1833-1932), and 911 is among the oldest buildings remaining in the district. While they show evidence of deterioration due to neglect, they possess sufficient integrity to remain contributing buildings.

As the primary purpose of the preservation law is "to retain and enhance those properties which contribute to the character of the historic district and to encourage their adaptation for current use," the proposal to demolish these contributing buildings is not consistent with that purpose or the preservation act.

Recommendation

The HPO recommends that the Review Board recommend to the Mayor's Agent that demolition of 911 and 913 L Street is inconsistent with the purposes of the preservation act.

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

Property Address:	901 L Street, NW	X	Agenda
Landmark/District:	Shaw Historic District		Consent Calendar
		X	Concept Review
Meeting Date:	September 18, 2014	X	Alteration
H.P.A. Number:	14-040		New Construction
Staff Reviewer:	Steve Callcott	X	Demolition
		X	Subdivision

Square 369 Hotel Associates LLC (represented by Robert Knopf of Quadrangle Development), with plans prepared by Cooper Carry architects (Bob Neal) and TVS Design (Peter Green), seeks on-going conceptual design review for construction of a 12-story Marriott hotel and residential building that would demolish two contributing buildings and incorporate retained portions of seven contributing buildings in the Shaw Historic District.

When reviewed in June, the Board made the following findings:

- a preservation and rehabilitation plan for the historic buildings needed to be developed;
- the base of the new construction should be further developed to improve the pedestrian experience and to be more consistent with the character of the streetscape of 9th Street as defined by the historic buildings;
- the designs for the hotel and the apartment building should be made entirely distinct from each other to break down the scale of the project and to be more compatible with the organic quality of development in the historic district;
- the sheer vertical plane of the hotel's 9th Street elevation rising directly behind the historic buildings should be broken down in scale so that it doesn't provide an overwhelming backdrop to those buildings;
- the top of the hotel's corner tower element should continue to be refined;
- the size of canopies on both buildings should be reduced in size;
- the apartment building should be developed to have a more residential character;

In a separate action, the Board also recommended to the Mayor's Agent that demolition of 911 and 913 L Street was inconsistent with the purposes of the preservation act. The Mayor's Agent has been scheduled for October 15th, 2014.

Revised Proposal

The applicants have worked closely with the HPO over the past few months to respond to the preservation and design compatibility issues raised by the Board. The preservation plan has been developed by EHT Traceries and coordinated with the architectural team. It includes more precise historical documentation of each building, better justification for the removal of rear portions of the buildings, and specific plans for the reconstruction of each building and their storefronts based on the historic building permits, photographs and on-site evaluation. As previously approved by the Board, the floor and roof assemblies of all of the buildings

will be removed based on their advanced state of deterioration and/or collapse. The new assemblies will be reconstructed in fire-rated construction with some adjustment in their location so that they align with the floor plates of the hotel and with each other.

Taking its cues from buildings in the historic district, the apartment building has been substantially redesigned with a strong tripartite façade organization, and the prominent glass corner tower has been reduced to a smaller, more recessive element. The residential quality of the building has been enhanced by the use of balconies that would project slightly from within deeply set window openings. The building would be clad with terra cotta and crowned by a prominent projecting cornice to relate to the characteristics of traditional apartment buildings in the district.

On the hotel, shallow projections have been added to the east and north elevations in order to break down its scale as seen adjacent to the historic buildings. The north tower element has been redesigned to include a small glass corner to improve the appearance of the building from the north and more consistently spaced fenestration has been provided on the east facing elevation of that tower. The infill element on 9th Street, containing the garage entrance on the first floor, has also been redesigned with fenestration that relates to the scale and rhythm of openings on the adjacent historic buildings. On L Street, the projection of the hotel canopy has been reduced by approximately 8 feet. The ground level of the corner tower has been redesigned with expressed columns and a storefront that aligns in height with those on the historic buildings.

Evaluation

The preservation plan provides a more specific and detailed framework for the treatment of the 9th Street buildings, and the conservation of existing façade elements and replication of missing doors, windows and storefronts is consistent with the Board's standards. While relocating floor plates is typically not a preferred preservation solution, the need for wholesale replacement has been well documented and the changes have been calibrated to ensure that floors will not intersect windows. The changes in floor alignments at 1114, 1112 and 1108 are negligible and the original floor assemblies at 1110 9th were already substantially altered when the building was converted to commercial use in the early 20th century. However, the Board's guidance is sought on the treatment of 1106 and 1104: while the changes in the second story floor alignment in 1106 and 1104 are relatively minor, the proposal calls for openings within each floor to visually connect to the first floor lobby and the third floor assemblies are not proposed to be reinstalled at all. If reinstalled, these third floor spaces would not be accessible and would leave the third floor windows opening to a shuttered space; conversely, not recreating the original third floors significantly changes the perception of the building from one that had been a multi-level mixed-use building that which is comprised of a single open atrium space.

The changes in façade composition, fenestration, and materials in the apartment building are significantly improved in achieving the goals of differentiating it from the hotel and in relating it more compatibly to the historic district. The inset balconies and deeply set window openings will provide the desired residential character and the extent of texture and shadow proposed that the façade will provide is unusual for new construction. Similarly,

providing the same level of design and material use on the secondary elevations as on the street elevations – on both the apartment building and the hotel -- is to be commended.

On the hotel, the compatibility of the tower has been improved, with a stronger base and top, smaller-scaled vertically-oriented fenestration, and greater texture and shadow. The shallow projections on the east and north elevations are successful in providing a visual bridge between the low-scale historic buildings and the ultimate height of the building, while also helping to break down the hotel's scale. The modifications to the 9th Street infill element and the reduced size of the entrance canopy are also more compatible with the historic district. The implied storefront within the base of the corner tower improves its relationship with the row of historic buildings, although there may be additional opportunities for this corner that could simultaneously enliven it, serve as a visual beacon for those approaching from the south, and further demarcate this important entrance into the historic district. Lighting, sculpture, signage or some combination of those three should be considered. Further development of the first floor opening in the masonry portion of the building between the corner tower and 1104 9th Street (shown in far left of image on A518) may also provide an additional opportunity for relating the new construction to the historic retail storefronts.

Recommendations

The HPO recommends that the Review Board recommend to the Mayor's Agent that the revised concept is compatible with the character of the historic district. If the demolition of 911 and 913 L Street is approved by the Mayor's Agent for a project of special merit, the staff recommends final approval be delegated.

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

Property Address:	901 L Street, NW	X	Agenda
Landmark/District:	Shaw Historic District		Consent Calendar
		X	Concept Review
Meeting Date:	October 23, 2014	X	Alteration
H.P.A. Number:	14-040		New Construction
Staff Reviewer:	Steve Callcott	X	Demolition
		X	Subdivision

Square 369 Hotel Associates LLC (represented by Robert Knopf of Quadrangle Development), with plans prepared by Cooper Carry Architects (Bob Neal) and TVS Design (Peter Green), seeks on-going conceptual design review for construction of a 12-story Marriott hotel and residential building that would demolish two contributing buildings and incorporate retained portions of seven contributing buildings in the Shaw Historic District.

When reviewed in September, the Board determined that progress had been made in addressing their previous concerns, particularly in the preparation of the preservation plan, but found a number of aspects of the design to require further work. These concerns and suggestions included:

- The project feels like it is working around the historic buildings on 9th Street rather than truly incorporating and reactivating them;
- All floors should be reconstructed floors in 1104 and 1106 9th Street, rather than leaving them with open two-story volumes within;
- Further reduction was needed in the size of the hotel canopy and terra cotta screen wall system above it
- The base of the hotel needed to be more pedestrian-oriented and better related to the 9th Street buildings;
- The vertical projecting elements on the hotel's 9th Street elevation needed more variety in form and height;
- The residential building should have less color differentiation between the base and the top to provide a more unified composition;
- The residential building should continue to be studied to give it a stronger residential appearance, with particular attention given to the corner glazed element and entrance;
- The entrance to the Lurgan apartment building should be restored based on historical documentation.

Revised Proposal

The concerns raised by the Board have each been specifically addressed in the revised plans. The submission includes side-by-side comparisons of the previous and new proposals. Changes include:

- To reactivate the historic buildings on 9th Street, the plan of the hotel has been revised to remove internally-oriented meeting rooms in the first floors of the historic buildings, and now includes a ground-level restaurant, lounge and retail uses. All of the existing doors would have the possibility for reuse;
- The upper levels of all historic buildings would be reconstructed. The three-story buildings for which the third floors were previously proposed as open two-story spaces would become duplex hospitality suites with internal stairs connecting the reconstructed second and third floors;
- The hotel canopy on L Street has been reduced from four to three bays wide. The terra cotta screen above has been similarly reduced and articulated with greater change in plane and punched windows;
- The base of the hotel has been revised to include masonry piers with inset storefront glazing rather than a sheer glass wall. The entrance within the corner tower has been made more prominent and a second, smaller projecting canopy added. The opening within the masonry portion of the ground floor on 9th Street (immediately adjacent to 1104) has been redesigned with proportions more similar to that of the historic buildings;
- The bay projections on the 9th Street elevation of the hotel have been redesigned to provide more variety of height and width, and the top of each projecting reduced in visual emphasis;
- The material coloration of the base of the residential building has been revised to more closely relate to the upper portion of the building;
- The canopy to the residential building has been reduced in size by half and the glass corner tower element redesigned to include metal railings to relate to the proposed balconies;
- The plans for the door and window replacements on the Lurgan have been revised to reflect the historic condition.

Recommendation

The HPO recommends that the Review Board recommend to the Mayor's Agent that the revised concept is compatible with the character of the historic district. If the demolition of 911 and 913 L Street is approved by the Mayor's Agent for a project of special merit, the staff recommends final approval be delegated.