

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD
HISTORIC PRESERVATION OFFICE



Historic Preservation Review Board Meeting
September 26, 2024

On September 26, 2024, the Historic Preservation Review Board held a public meeting via WebEx. Present at the meeting were: Marnique Heath (Chair), Andrew Aurbach, Matthew Bell, Bill Marzella, Gabrielle Miller, Gretchen Pfahler, and Patrick Williams.

CONSENT CALENDAR

The following case was approved on the consent calendar by a vote of 5-0 (Heath recused; Williams absent):

HISTORIC LANDMARKS

- A. Bond Bread and WRECO garage, 2112-2246 Georgia Avenue NW, HPA 22-444, two-year extension of approved concept

The following cases were approved on the consent calendar by a vote of 6-0 (Williams absent), with the conditions and comments noted:

HISTORIC LANDMARKS

- B. Anne Archbold Hall, 1900 Massachusetts Avenue, SE, HPA 24-434, rehearing of proposal to demolish north wing due to expired 2007 Mayor's Agent Order which determined the project was of "special merit"

CAPITOL HILL HISTORIC DISTRICT

- C. 530 5th Street SE, HPA 24-377, concept/two story rear addition and roof deck
The Board asked that a preservation plan be developed for any alterations or work to the front and side elevations.

CLEVELAND PARK HISTORIC DISTRICT

- D. 3238 Rodman Street NW, HPA 24-438, concept/two story rear addition
The Board asked staff to work with the applicant on the composition of the rear elevation to provide slightly greater solidity.
- E. 2944 Macomb Street NW, HPA 24-439, concept/wheelchair lift

MCMILLAN PARK RESERVOIR HISTORIC DISTRICT

- F. 2750 Platt Court NW, HPA 24-437, revised concept/multi-unit buildings
The Board asked that the dimensionality of the base stone not be changed with the change with the change to cast stone and for the parapet on Parcel 2 to be made more similar to the previously approved concept.

MOUNT VERNON SQUARE HISTORIC DISTRICT

- G. 432 M Street NW, HPA 24-375, concept/four story rear addition

SHAW HISTORIC DISTRICT

- H. 1515 9th Street NW, HPA 23-215, revised concept/new construction

HISTORIC PRESERVATION REVIEW BOARD MASTER PLAN REVIEW

Property Address:	2501 First Street, NW	Agenda
Landmark/District:	McMillan Park Reservoir	X Consent Calendar
Meeting Date:	September 26, 2024	X Conceptual Review Alteration
Staff Reviewer:	Steve Callcott	X New Construction Demolition

Jair Lynch Development Partners, with plans prepared by MV+A Architects, seeks review of a revised concept for two mixed-use retail and residential buildings on Parcels 2 and 4 at the McMillan Park Reservoir sand filtration site. Both sites are located on the south side of the north service court; Parcel 2 is located on the west between Half Street and First Street and segmented by Platt Court, and Parcel 4 is located to the east of Parcel 2 between Half and North Capitol Street.

Project History (Redux)

The Board reviewed both projects several times between 2013-2015, finding that the height, massing, and architectural designs were compatible with the site and the approved master plan. After review of the materials and more detailed design development drawings, the Board gave final concept approval in 2022 and delegated construction plan approval to HPO.

Revised Proposal

The applicant proposes several programmatic changes to the buildings that will require minor modifications to the approved exterior designs. The most significant change to the Parcel 2 Building is removal of the bridge between the two wings, with windows replacing areas where the bridge was located. Instead of the main entrance at the east elevation of the east wing, each building will now have separate entrances, each fronting Platt Court. Balconies have been removed from the south and east elevations of the east building and replaced with windows. Several alternative cladding materials are also proposed.

On Parcel 4, the ground level would remain devoted to retail and grocery store use, but residential use would also be introduced as an option, resulting in a change in the layout and square footage of the various uses, with additional windows and doors potentially added. At the south elevation, the garage entry and loading dock location would be reversed, and bay windows in the eastern half of that elevation would be converted to balconies and extended down one additional floor. At the west elevation fronting on Quarter Street, windows and entrances would be added to the ground floor for the new residential program. At the north and east elevations, fronting on the North Service Court and North Capitol Street, new windows and entrances would also be added to the ground floor. The parapet profile around the building's perimeter would be revised and the same alternative cladding materials are also proposed as on Parcel 2.

Evaluation

The bridge connecting the two Parcel 2 towers was never enthusiastically received by the Board; its elimination is an improvement to the design and will increase the amount of open space and

enhance the viewsheds through the property. The changes in adding additional windows and doors at the ground level to accommodate the new program would further animate and improve the streetscape experience of both buildings. The changes to the parapet on the Parcel 4 building and the alternative materials proposed are consistent with the original design intent and commitment to using high quality finishes.

Recommendation

HPO recommends that the Board find the revised concept designs compatible with the previously-approved McMillan redevelopment master plan and the character of the historic district, and to delegate final construction approval to staff.