

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

Property Address:	1441-1449 U Street, NW	X	Agenda
Landmark/District:	U Street Historic District		Consent Calendar
Meeting Date:	April 24, 2014	X	Concept Review
H.P.A. Number:	14-176		Alteration
Staff Reviewer:	Steve Callcott	X	New Construction
			Demolition

Jonathan Rose Companies and Somerset Development Company, with plans prepared by Eric Colbert & Associates, seek on-going conceptual design review for construction of an apartment building on the site of non-contributing buildings in the U Street Historic District. When reviewed in March, the Board found the height, mass and general architectural direction of the project to be compatible with the character of the historic district, but requested some simplification and refinement to the U Street facade.

Project Description

The project has been revised in response to the comments of the Board:

- The building's base, which was found to be proportionally too short for a building of this height, has been revised, and a projecting storefront added at the east end of the façade;
- The projecting upper-story bays have been regularized into a more discernable rhythmic pattern;
- The projecting bays within the entrance tower have been eliminated;
- The glazing pattern within the projections has been made more vertical in orientation;
- The material palette has been simplified;
- The inverted U-shaped trellis element on the roof has been eliminated.

Evaluation

The revisions respond to the concerns raised by the Board and improve the compatibility of the proposal.

Recommendation

The HPO recommends approval of the concept as not incompatible with the character of the U Street Historic District and consistent with the purposes of the preservation act. Final delegation to staff is recommended.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB AGENDA
April 24 and May 1, 2014

The Historic Preservation Review Board will meet to consider the following items on April 24 and May 1, 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 15 minutes prior to the assigned time for the case.

CONSENT CALENDAR

HISTORIC LANDMARKS

- A. Western High School (Duke Ellington School of the Arts), 3500 R Street NW, HPA 14-322, partial demolition permit

BLAGDEN ALLEY/NAYLOR COURT HISTORIC DISTRICT

- B. 1322 9th Street NW, HPA #13-091, permit/demolish and reconstruct stable/garage

CAPITOL HILL HISTORIC DISTRICT

- C. 712 5th Street SE, HPA 14-251, concept/new garage
- D. 419 8th Street, SE, HPA 14-134, concept/second story addition and storefront alterations

LEDROIT PARK HISTORIC DISTRICT

- E. 320 U Street NW, HPA 14-292, concept/alter roof slope at rear, 2-story w/ mansard rowhouse

U STREET HISTORIC DISTRICT

- F. 931 R Street NW, HPA 14-295, concept/roof deck, exterior alterations
- G. 919 T Street NW, HPA 14-297, concept/new 2-story alley structure with loggia connector

WOODLEY PARK HISTORIC DISTRICT

- H. 2737 Woodley Place, NW, HPA 14-299, concept/rear deck and porch

APRIL 24 MEETING

HISTORIC DESIGNATION HEARING

- 1. 9:00 – 10:00 Walter Reed Army Medical Center Historic District, 6900 Georgia Avenue NW, Cases 14-10 and 10-08

ANACOSTIA HISTORIC DISTRICT

- 2. 10:00 – 10:45 1259 U Street SE, HPA 14-289, second-floor addition to rear wing of two-story frame house
- 3. 10:45 – 11:15 1901-1903 Martin Luther King Jr. Avenue SE, HPA 14-257, raze one-story building

CAPITOL HILL HISTORIC DISTRICT

4. 11:15 – 12:00 640 Lexington Place NE, HPA 14-218, concept/rear addition/roof alteration

12:00 – 1:00 LUNCH BREAK

CAPITOL HILL HISTORIC DISTRICT

5. 1:00 – 1:45 313 9th Street, NE, HPA 14-224, concept/rear addition

6. 1:45 – 2:30 630 A Street SE, HPA 14-237, concept/rear addition and roof deck

MOUNT VERNON SQUARE HISTORIC DISTRICT

7. 2:30 – 3:15 415 M Street NW, HPA 14-177, concept/three-story side and rear addition

3:15 - 3:30 BREAK

LEDROIT PARK HISTORIC DISTRICT

8. 3:30 – 4:15 1852 3rd Street NW, HPA 14-246, concept/add third story on rear wing of two-story rowhouse

MAY 1 MEETING

SHAW HISTORIC DISTRICT

9. 9:00 – 10:30 901 L Street NW, HPA 14-040, concept/alteration, addition affecting seven historic buildings and demolition of two historic buildings for 12-story hotel and apartment building

U STREET HISTORIC DISTRICT

10. 10:30 – 11:15 1441-1449 U Street, NW (Portner Place), HPA 14-176, concept/11 story residential building on U Street; 8 story residential building on V Street

HISTORIC LANDMARKS

11. 11:15 – 12:00 1427-1429 Rhode Island Avenue, NW, HPA 14-269, concept/new construction of eight-story apartment building

12:00 ADJOURN