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

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Landmark/District: **Georgetown Historic District** (x) Consent calendar  
Address: **3255 and 3259 Prospect Street NW**

Meeting Date: **February 23, 2017** (x) Subdivision  
Case Number: **17-182** (x) New construction

Staff Reviewer: **Tim Dennée** (x) Concept

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The applicant, property owner the Elliott LLC (with architects Beyer Blinder Belle), requests the Board's review of a subdivision to combine two lots in order to facilitate the construction of a four-story multi-unit residential building on the site of the present one-story 1965 Domino's Pizza building. While the U.S. Commission of Fine Arts has jurisdiction over the design of the project, it does not share the Board's review jurisdiction over subdivisions.

The drawings include the whole project in order to illustrate the nature and implications of the subdivision, particularly the relationship between the new and old buildings.

This project has been reviewed a half-dozen times in 2015 and 2016 by the Old Georgetown Board (OGB) of the Commission of Fine Arts. The Commission recently approved the concept pictured in the drawings set, and will review further refinements. The Commission approved a similar concept in 2007. The Historic Preservation Office staff has commented on the projects throughout this process.<sup>1</sup>

The building to be razed does not contribute to the character of the historic district, whose period of significance ends at 1950.

Although taller than the historic houses to the west, the new construction would mediate between those and the much larger apartment/commercial building to the east.

This project was initially proposed to wrap behind and demolish some of the semidetached 1880 former house at 3259 Prospect, but that approach was discouraged by the OGB and HPO. The idea of combining the Domino's lot (856) with the 3259 Prospect lot (103) was still pursued by the applicant, because the latter lot provides additional area that benefits the new building for zoning purposes and provides access and egress.

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<sup>1</sup> The HPO's last comments, from December, were that, "The building is improved [from an earlier iteration] by being mostly solid, with a lighter penthouse. The central pavilion seems not quite 'there' yet, with its bays upon bays or rowhouse-like front to the more warehouse-like apartment building. More unity to that projecting pavilion might help it integrate with what is behind. One thing that might help is carrying the storefronts across the front of the retail spaces, rather than dividing them into small bays. And rather than the recesses in the otherwise blank brick, some consideration could be given to making the surface of the whole building more interesting with patterned brick, rather than reveals or corbels."

The new construction just touches the historic house with a set-back two-story entrance piece, whereas the Domino's abuts the entire depth of the main block. There would be only a small opening between the buildings, necessary to officially make one building out of two when the lots are combined.

**Recommendation**

*As the project retains the historic building without overwhelming it, and has been found generally compatible with the character of the Georgetown Historic District by the OGB is subject to further CFA review, HPO recommends that the Board approve the subdivision in concept as compatible with the character of the historic district, and delegate to staff further review of the project.*