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

Property Address:	3219 Wisconsin Avenue, NW	X	Agenda
Landmark/District:	Cleveland Park Historic District		Consent Calendar
Meeting Date:	April 25, 2019	X	Concept Review
H.P.A. Number:	19-041	X	Alteration
Staff Reviewer:	Steve Callcott		New Construction
			Demolition
			Subdivision

Preservation DC LCC, with plans prepared by Teass-Warren Architects, seeks on-going conceptual design review for relocation and restoration of a two-story frame house and construction of a seven-story apartment house on the Wisconsin Avenue frontage of the property.

When reviewed in November, the Board found that moving the house to face Macomb Street would improve its setting and would be compatible with the character of the historic district but that the concept needs further development. The Board recommended further study of the following: (1) retaining the full width of the house's front porch; (2) developing a preservation plan for the house with demolition limited to a level consistent with the preservation regulations; (3) increasing the separation between the house and new construction, with elimination of the connector element; (4) considering somewhat different design treatments on Macomb and Wisconsin, with reductions in the height and width and distribution of projecting bays that could help reduce the height and scale of the building on Macomb and strengthen the building's presence on Wisconsin; (5) reducing or eliminating the areaways, (6) reducing the extent of glass for a higher proportion of masonry, and (7) considering how the design of the building could be made more specific to its site and the historic district through the use of materials, color or other characteristics.

Revised Proposal

The proposal has been revised, now calling for retaining the full width of the house's original front porch and much greater retention of its interior and structural components; the house would be rehabilitated as a single-family house and sold separately on its own theoretical lot rather than being converted to multiple units. The connection between the house and the apartment has been eliminated and the space between the two structures slightly increased. The preservation plan for the house would be prepared following approval of the concept as part of the preparation of permit plans.

The apartment building has been redesigned to include a greater proportion of masonry – dark brick for the two-story base, red brick for the upper floors, and wood spandrel panels between the floors. The top floor and two projecting bays on Wisconsin would be clad in a patinated metal. The bays on the Macomb Street side have been eliminated and replaced with shallow balconies. The areaways on the Macomb Street side have been reduced in size to two individual wells. A metal trellis system is proposed on the rear of the building abutting the restored house.

Evaluation

The plans have been developed to respond to the Board's suggestions and have resulted in a much improved proposal. The treatment of the house is consistent with preservation standards, and the relationship between the relocated house and the apartment building, while still tight, is greatly improved by the greater spacing and elimination of a physical connection. The building has a stronger hierarchy in its elevations, with a clear front facing Wisconsin Avenue and quieter elevations facing Macomb. The colors and materials of the new building feel familiar and compatible with the Cleveland Park Historic District.

As the design continues to be refined, HPO has relatively minor recommendations for consideration, including aligning the bottom of both bays on Wisconsin Avenue to terminate at the top of the first floor, evaluating whether the wood spandrels should be converted to brick, lowering the metal trellis system on the back wall to the height of the two-story base, developing a landscape plan, and developing the detailing of the patinated metal system to ensure that it isn't crude and over scaled.

Recommendation

The HPO recommends that the Board find the revised concept to be compatible with the character of the historic district, and final approval delegated to staff.