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## **HISTORIC PRESERVATION REVIEW BOARD**

### **STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>4866 Massachusetts Avenue, NW</b>	<input checked="" type="checkbox"/> Agenda
Landmark/District:	<b>Square 1500 (part of Spring Valley Shopping Center)</b>	Consent Calendar
Meeting Dates:	<b>March 28/April 4, 2019</b>	<input checked="" type="checkbox"/> Permit Review
H.P.A. Number:	<b>19-207</b>	<input checked="" type="checkbox"/> Alteration
Staff Reviewer:	<b>Steve Callcott</b>	New Construction Demolition Subdivision

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Millie's Restaurant seeks permit review for erecting temporary seasonal enclosures on a 1936 gas station that is part of Square 1500, a landmarked complex of retail buildings. Plans have been prepared by engineer Luyi Yan.

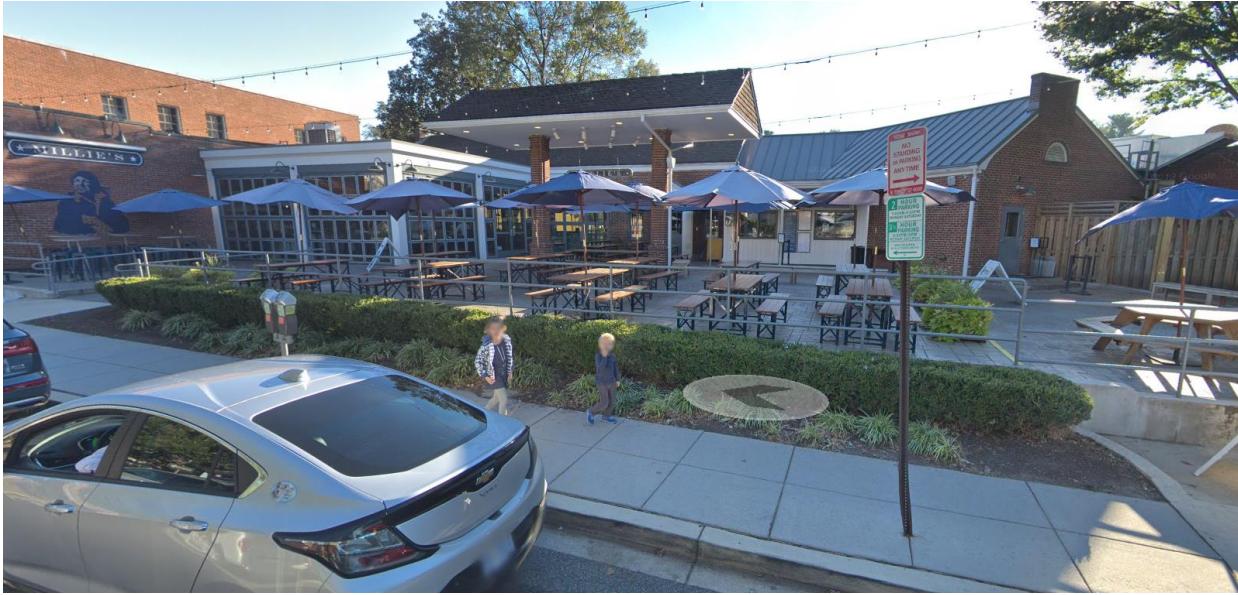
#### **Property Description**

The gas station is part of a cluster of one- and two-story brick Colonial Revival commercial buildings commonly referred to in conjunction with a separate landmark across the street, the Massachusetts Avenue Parking Shops, as the Spring Valley Shopping Center. The subject building and the one-story commercial building to the south were the first structures erected on the square, built in 1936 by the W.C. and A.N. Miller Company to provide neighborhood retail services to their adjacent Spring Valley and Wesley Heights residential developments.

The building's original form consisted of a simple gabled form clad in brick and topped with terra cotta shingles. The façade features three garage door entrances and a pedestrian entrance with a colonial door surround flanked by small sash windows. A large free-standing canopy sheltering the original gas pumps is centered on the building's front door.

In the early 1990s, additions were constructed on the front, side, and rear of the building for conversion to a restaurant. The metal and glass front addition sought to evoke the three garage door bays while maintaining the original doors inside, the side addition took the form of an angled wing to the main block of the building and was clad in matching brick, and the rear addition was differentiated in materials and massing that allowed the original block of the building to remain legible. While the front addition was initially found to be incompatible by the Board, it was approved by the Mayor's Agent as necessary for the economic viability of the restaurant; the Mayor's Agent cited the removable nature of the front enclosure which would retain the original façade and allow visibility of it through the addition.

In 2015, the Board approved front, side and rear additions to the building for conversion to the current restaurant. The additions were designed to respond to the Board's direction to ensure that the front addition not engage or intersect with the building's sloped roof or the original free-standing canopy and that it not obscure the front door. The project was subsequently permitted and constructed in accordance with the approved plans.



*Spring Valley Shopping Center upon completion of 2015 renovation and additions*

### **Proposal**

The project calls for erecting three temporary enclosures on the front of the building for 120 days each year (November-March) to allow for off-season use of portions of the front outdoor terrace. One 14' x 21' enclosure would be located in front a part of the 2015 front addition (which itself is in front of the former garage door bays), a second 13'6" x 23'7" enclosure on the front of the original main block of the building (which contains the opening of one of the original garage openings and the pedestrian door), and a third 7' x 17'6" enclosure would be located in front of the walk-up carry out and ice cream windows (in front of a 2015 shed addition). Each of the enclosures consists of a demountable metal framing system with fabric and clear plastic panels. The enclosures were erected in the winter of 2018, cited with a violation notice by HPO for construction without a permit, and subsequently removed. The enclosures were re-erected this winter and re-cited with a violation notice, prompting the owner to file for the pending permit.

### **Evaluation**

The enclosures are temporary and subordinate in material and character, and their installation does not result in any alteration to the structure or damage to character-defining features. They do not intersect with the building's sloped roof and do not attach to the free-standing gas pump canopy. Two of the three are attached to 2015 additions, and all are highly transparent and allow the building to be viewed through and from within the enclosures. The enclosures are consistent with the purposes of the preservation act in that they retain the structure's character-defining features, are compatible in character, and encourage adaptation of the building for contemporary use.

### **Recommendation**

*The HPO recommends that the Board approve the temporary enclosures for seasonal use for up to 120 days each year as compatible with the character of the landmark, and delegate final approval to staff.*



*Temporary seasonal enclosures at 4866 Massachusetts Avenue NW*



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