

STATUS DATE	ID	Address	Description of Work	Report Date	Exp. Date	PER SUB TYPE	SSL	ANC	Zoning	Owner Name
9/17/2019	R1900182	2131 9th Street NW	Raze one story brick/block warehouse	September 30, 2019	October 25, 2019	Raze	2785 0976	1	MU-10	The Howard Univesity
9/17/2019	R1900183	2133-2135 9th Street NW	Raze one story brick/block warehouse	September 30, 2019	October 25, 2019	Raze	2785 0220	1	MU-10	The Howard Univesity
9/20/2019	R1900189	822 Madison Street NW	Raze one story masonry garage	September 30, 2019	October 25, 2019	Raze	2990 9953	1	RF-1	TEA BOW Residential
9/25/2019	R1900191	2466 Ontario Road NW	Raze three story brick rowhouse	September 30, 2019	Nov. 8, 2019	Raze	2563 0849	1	RA-2	2466 Ontario RD NW LLC
9/19/2019	R1900188	3135 8th Street NE	Raze one story wood frame steel truss buildiing	September 30, 2019	October 25, 2019	Raze	3835 0803	5	PDR-1	Hanover 8th Street
9/19/2019	R1900187	3201 8th Street NE	Raze two story aluminum storage building with steel truss roof	September 30, 2019	October 25, 2019	Raze	3832 0015	5	PDR-1	Hanover 8th Street
9/19/2019	R1900186	1212 4th Street NW	Raze one story brick/block detached garage	September 30, 2019	October 25, 2019	Raze	0513 0155	6	RF-1	1212-1216 4th Street LLC
9/19/2019	R1900185	1218 4th Street NW	Raze one story block detached garage	September 30, 2019	October 25, 2019	Raze	0513 0156	6	RF-1	1212-1216 4th Street LLC

Government of the District of Columbia
Department of Consumer and Regulatory Affairs



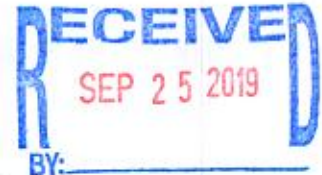
Permit Operations Division
1100 4th Street SW
Washington DC 20024
Tel. (202) 442 - 4589 Fax (202) 442 - 4862
TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442 - 9557

Date: September 17, 2019



Cap Id: R1900182

D.C. Historic Preservation Office
1100 4th Street S.W., Rm E650
Washington, DC 20024



Re: Request for clearance of premises subject to razing operations

An application to raze the structure identified below, located in the District of Columbia, was filed on this date with the Permit Operations Division. Our records do not reveal any kind of conservation holds on this property. We are hereby requesting confirmation from your office, in order to release the subject permit.

Address:
2131 9TH S ST NW

LOT: 0976 SQUARE: 2875 TYPE: Other (Specify)

VACANT: Yes

Please notify our office of the satisfactory completion of your inspection of the premises, by filling out the clearance section below and returning this form to the D.C.R.A. Permit Operations Division, 1100 4th Street S.W., Washington D.C. 20024.

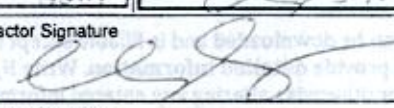
CLEARANCE

This is to inform you that we researched our records concerning the structure identified above and we have no objections to proceeding with the proposed razing of said structure.

Date: _____ Signature: _____

Name of releasing HPO Official. (print) _____

SECTION A. RAZE PERMIT

23. Raze Contractor's Name <u>Magnolia Inc</u>		24. Contractor's Address (including zip code) <u>16377 Belmont Rd, Fairfax 22031</u>		25. Contractor's Phone <u>703/540-2354</u>	
26. Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		33. Raze Contractor Signature 			
27. CFA? <input type="checkbox"/> Yes <input type="checkbox"/> No		34. Property Owner Signature			
28. Raze Entire Building? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		30b. If yes, adjacent property owner(s) will need to sign the Notification Form which safeguards during construction 30c. Any raze permit application for a building(s) involving party walls must be include 2 copies of a plan that show how the party wall(s) will be protected.			
29. Building Condemned? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
30a. Party Wall? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Building must be vacant before Raze Permit issuance.			
31. Building Vacant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Official Use Only Fee _____ By _____ Date _____			
32. Public Space Vault? <input type="checkbox"/> Yes <input type="checkbox"/> No					
33. Plumber's Name <u>Joseph J Magnolia Inc</u>		34. Plumber's License Number <u>512</u>		35. Raze Method (ball, bulldozer, by hand, etc.) <u>Excavator</u>	
1. You must submit a Certificate of Insurance covering the raze operation/contractor-- unless the building you plan to raze is an accessory building 500 square feet or less in area and not more than one story, wholly detached from any other building on the same or adjoining premises. 2. The Certificate should: <ul style="list-style-type: none"> Show the holder of the insurance as: Deputy Director, Permit Division, 1100 4th St SW, Washington, DC 20024 Include a 30-day advance notice cancellation clause. Include these amounts of insurance coverage: Bodily Injury, \$100,000; Aggregate, \$300,000; and Property Damage, \$100,000. State that the insurance covers "Razing Operations in the District of Columbia," if the scope of the insurance is for blanket coverage. If the insurance is for one specific address only, state that, "Razing Operations at _____ (address of raze operation)" 					
36. Insurance Company		37. Policy or Certificate No.		38. Expiration Date	
39. Asbestos in Building? If yes, indicate location:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Roof, window glazing</u>		Official Use Only Fee _____ By _____ Date _____	



Government of the District of Columbia
Department of Consumer and Regulatory Affairs



Permit Operations Division
1100 4th Street SW
Washington DC 20024
Tel. (202) 442 - 4589 Fax (202) 442 - 4862
TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442 - 9557

Date: September 17, 2019



Cap Id: R1900183

D.C. Historic Preservation Office
1100 4th Street S.W., Rm E650
Washington, DC 20024



Re: Request for clearance of premises subject to razing operations

An application to raze the structure identified below, located in the District of Columbia, was filed on this date with the Permit Operations Division. Our records do not reveal any kind of conservation holds on this property. We are hereby requesting confirmation from your office, in order to release the subject permit.

Address:
2133 2135 9TH ST NW

LOT: 0220 SQUARE: 2875 TYPE: Other (Specify)

VACANT: Yes

Please notify our office of the satisfactory completion of your inspection of the premises, by filling out the clearance section below and returning this form to the D.C.R.A. Permit Operations Division, 1100 4th Street S.W., Washington D.C. 20024.

CLEARANCE

This is to inform you that we researched our records concerning the structure identified above and we have no objections to proceeding with the proposed razing of said structure.

Date: _____ Signature: _____

Name of releasing HPO Official. (print) _____

**APPLICATION FOR RAZE PERMIT**

Application can be downloaded and is fillable except for signature area. If not filling out on computer, please type or print legibly in ink. Please provide **detailed information**. Write N/A (non-applicable) for items that do not apply. Erasing, crossing out, whitening out, or otherwise altering any entered information will void this application. The owner of record must sign the application with an original signature.

Applicable code sections are in the 2013 DCMR 12 Building Code Supplement Chapter 1 § 105.1.7, 105.1.7.1, 105.1.7.1.1, 105.1.7.1.2, 105.1.7.2, and Section 155A.

Application Date

1. INFORMATION ON PROPERTY

1. Address of Proposed Work	2. Quad	3. Ward	4a. Square	4b. Suffix	5. Lot
2133-35 9TH ST NW	NW	One	2875		0220 /0156

2. APPLICANT INFORMATION

6. Property Owner	7. Complete mailing address (include zip)	8. Phone Number(s)	9. Email
THE HOWARD UNIVERSITY	2244 10TH ST NW, STE 402	202-806-1012	mlockley@Howard.edu
10. Agent/Contractor for Owner (if applicable)	11. Complete mailing address (include zip)	12. Phone Number(s)	13. Email
Monling Lee	2325 42nd St NW #320, WDC 20007	301.310.8772	Monling.Lee@InterAgency.biz

3. TYPE OF PERMIT

14. Check all that apply:

☒ Raze Permit**4. DESCRIPTION OF BUILDING**

15. Description of Building to be Razed (e.g., two story brick single family dwelling)			16. Existing Number of Stories of Bldg:
SINGLE STORY BRICK WAREHOUSE, CONCRETE BLOCK CONSTRUCTION, PARTIALLY RAISED BASE			1
17. Use(s) of Property (specifically indicate if any use is residential.)		18. Materials of Building (brick, wood, etc.)	
WAREHOUSE		CONCRETE AND BRICK	
19. Bldg Length (ft)	20. Bldg Width (ft)	21. Bldg Height (ft)	22. Bldg Volume (cu ft) (L x W x H)
107'	35'	22'	82,390 cu ft

OFFICIAL USE ONLY

CONDITIONS/ COMMENTS:

SECTION A. RAZE PERMIT			
23. Raze Contractor's Name <div style="border: 1px solid black; padding: 2px;">Joseph J Magnolia Inc</div>		24. Contractor's Address (including zip code) <div style="border: 1px solid black; padding: 2px;">16577 Bennett Rd, Computer VA 22551</div>	
25. Contractor's Phone <div style="border: 1px solid black; padding: 2px;">541-825 4321</div>		33. Raze Contractor Signature <div style="border: 1px solid black; padding: 2px;"></div>	
26. Historic District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	34. Property Owner Signature <div style="border: 1px solid black; padding: 2px;"></div>	
27. CFA?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
28. Raze Entire Building?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
29. Building Condemned?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	30b. If yes, adjacent property owner(s) will need to sign the Notification Form which safeguards during construction 30c. Any raze permit application for a building(s) involving party walls must be include 2 copies of a plan that show how the party wall(s) will be protected.	
30a. Party Wall?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
31. Building Vacant?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building must be vacant before Raze Permit issuance.	
32. Public Space Vault?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Official Use Only			
Fee		By	Date
33. Plumber's Name <div style="border: 1px solid black; padding: 2px;">Joseph J Magnolia Inc</div>		34. Plumber's License Number <div style="border: 1px solid black; padding: 2px;">512</div>	
35. Raze Method (ball, bulldozer, by hand, etc.) <div style="border: 1px solid black; padding: 2px;">Excavator</div>			
<p>1. You must submit a Certificate of Insurance covering the raze operation/contractor-- unless the building you plan to raze is an accessory building 500 square feet or less in area and not more than one story, wholly detached from any other building on the same or adjoining premises.</p> <p>2. The Certificate should:</p> <ul style="list-style-type: none"> Show the holder of the insurance as: Deputy Director, Permit Division, 1100 4th St SW, Washington, DC 20024 Include a 30-day advance notice cancellation clause. Include these amounts of insurance coverage: Bodily Injury, \$100,000; Aggregate, \$300,000; and Property Damage, \$100,000. State that the insurance covers "Razing Operations in the District of Columbia," if the scope of the insurance is for blanket coverage. If the insurance is for one specific address only, state that, "Razing Operations at _____" 			
36. Insurance Company <div style="border: 1px solid black; padding: 2px;"></div>		37. Policy or Certificate No. <div style="border: 1px solid black; padding: 2px;"></div>	
38. Expiration Date <div style="border: 1px solid black; padding: 2px;"></div>			
39. Asbestos in Building? If yes, indicate location:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No VFT, Roof, window glazing	Official Use Only	
Fee		By	Date



Government of the District of Columbia
Department of Consumer and Regulatory Affairs



Permit Operations Division
 1100 4th Street SW
 Washington DC 20024
 Tel. (202) 442 - 4589 Fax (202) 442 - 4862
 TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442 - 9557

Date: September 25, 2019



Cap Id: R1900191

D.C. Historic Preservation Office
 1100 4th Street S.W., Rm E650
 Washington, DC 20024



Re: Request for clearance of premises subject to razing operations

An application to raze the structure identified below, located in the District of Columbia, was filed on this date with the Permit Operations Division. Our records do not reveal any kind of conservation holds on this property. We are hereby requesting confirmation from your office, in order to release the subject permit.

Address:
 2466 ONTARIO RD NW

LOT: 0849 SQUARE: 2563 TYPE: Single Family Dwelling - R-3 VACANT: Yes

Please notify our office of the satisfactory completion of your inspection of the premises, by filling out the clearance section below and returning this form to the D.C.R.A. Permit Operations Division, 1100 4th Street S.W., Washington D.C. 20024.

CLEARANCE

This is to inform you that we researched our records concerning the structure identified above and we have no objections to proceeding with the proposed razing of said structure.

Date: _____ Signature: _____

Name of releasing HPO Official. (print) _____

**APPLICATION FOR RAZE PERMIT**

R1900191

Application can be downloaded and is fillable except for signature area. If not filling out on computer, please type or print legibly in ink. Please provide **detailed information**. Write N/A (non-applicable) for items that do not apply. Erasing, crossing out, whitening out, or otherwise altering any entered information will void this application. The owner of record must sign the application with an original signature.

Applicable code sections are in the 2013 DCMR 12 Building Code Supplement Chapter 1 § 105.1.7, 105.1.7.1, 105.1.7.1.1, 105.1.7.1.2, 105.1.7.2, and Section 155A.

Application Date: SEPT 17, 2019

1. INFORMATION ON PROPERTY

1. Address of Proposed Work	2. Quad	3. Ward	4a. Square	4b. Suffix	5. Lot
2466 ONTARIO RD NW	NW	One	2563		0849

2. APPLICANT INFORMATION

6. Property Owner	7. Complete mailing address (include zip)	8. Phone Number(s)	9. Email
2466 ONTARIO RD NW LLC	4445 MASS. AVE NW, 213, WDC 2000	202 465-0330	bojan@squareresidential.co
10. Agent/Contractor for Owner (if applicable)	11. Complete mailing address (include zip)	12. Phone Number(s)	13. Email
ROSE KNOX	2516 ST SW WDC 20024	703 727-9084	MAYAQUA002@GMAIL.COM

3. TYPE OF PERMIT

14. Check all that apply:
☒ Raze Permit

4. DESCRIPTION OF BUILDING

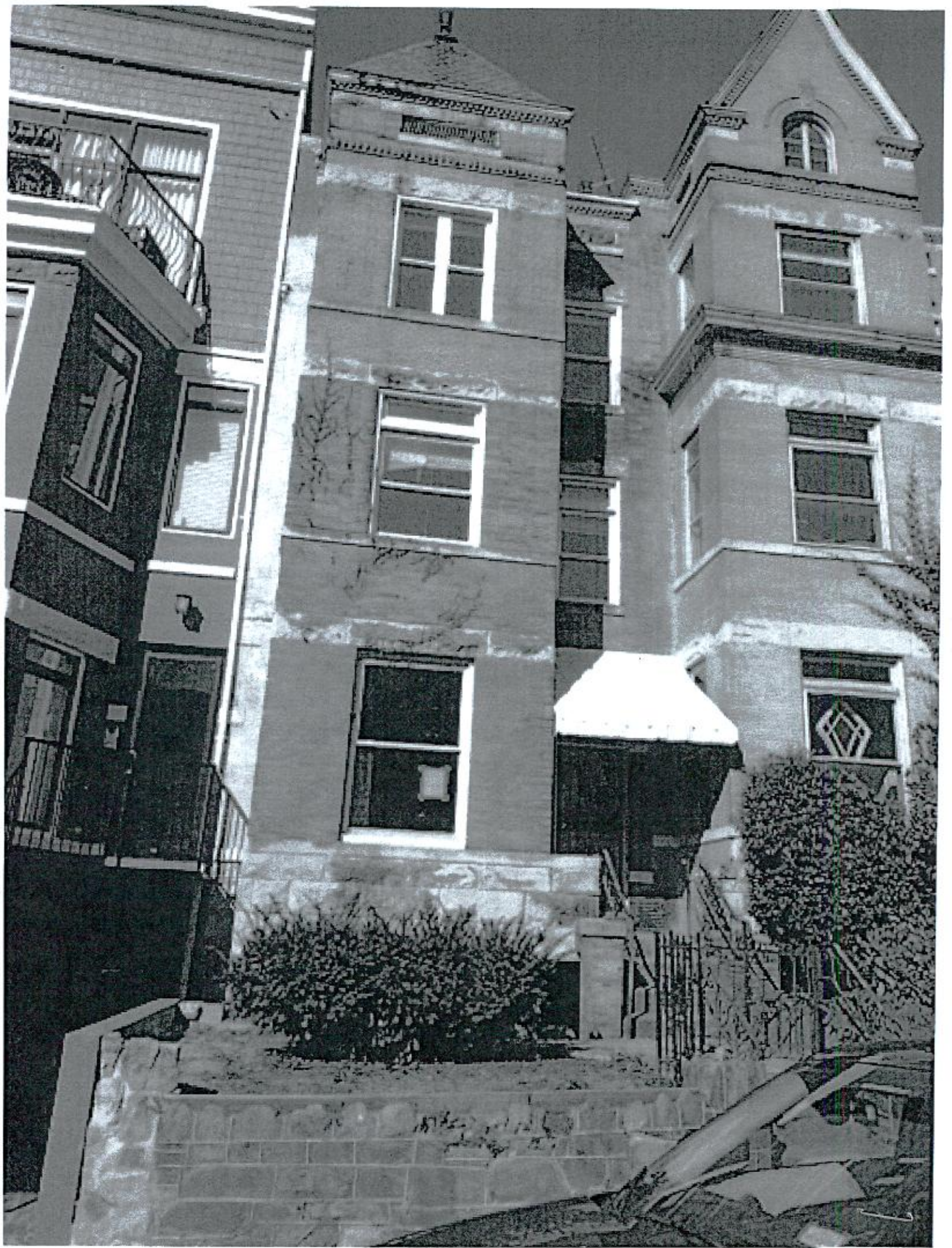
15. Description of Building to be Razed (e.g., two story brick single family dwelling)	16. Existing Number of Stories of Bldg:		
3 STORY BRICK SINGLE FAMILY DWELLING	3		
17. Use(s) of Property (specifically indicate if any use is residential.)	18. Materials of Building (brick, wood, etc.)		
SINGLE FAMILY DWELLING	BRICK, WOOD		
19. Bldg Length (ft)	20. Bldg Width (ft)	21. Bldg Height (ft)	22. Bldg Volume (cu ft) (L x W x H)
66.75	16.75	37.5	41,927.34

OFFICIAL USE ONLY

CONDITIONS/ COMMENTS:

SECTION A. RAZE PERMIT

23. Raze Contractor's Name TBD		24. Contractor's Address (including zip code)		25. Contractor's Phone	
26. Historic District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	33. Raze Contractor Signature			
27. CFA?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
28. Raze Entire Building?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
29. Building Condemned?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	34. Property Owner Signature			
30a. Party Wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
31. Building Vacant?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		30b. If yes, adjacent property owner(s) will need to sign the Notification Form which safeguards during construction	
32. Public Space Vault?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		30c. Any raze permit application for a building(s) involving party walls must be include 2 copies of a plan that show how the party wall(s) will be protected.	
		Building must be vacant before Raze Permit issuance.			
		Official Use Only Fee By Date			
33. Plumber's Name		34. Plumber's License Number		35. Raze Method (ball, bulldozer, by hand, etc.)	
1. You must submit a Certificate of Insurance covering the raze operation/contractor- unless the building you plan to raze is an accessory building 500 square feet or less in area and not more than one story, wholly detached from any other building on the same or adjoining premises. 2. The Certificate should: <ul style="list-style-type: none"> Show the holder of the insurance as: Deputy Director, Permit Division, 1100 4th St SW, Washington, DC 20024 Include a 30-day advance notice cancellation clause. Include these amounts of insurance coverage: Bodily Injury, \$100,000; Aggregate, \$300,000; and Property Damage, \$100,000. State that the insurance covers "Razing Operations in the District of Columbia," if the scope of the insurance is for blanket coverage. If the insurance is for one specific address only, state that, "Razing Operations at <u>2466 ONTARIO Rd. NW</u>" (address of raze operation) 					
36. Insurance Company		37. Policy or Certificate No.		38. Expiration Date	
39. Asbestos in Building?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Official Use Only Fee By Date	
If yes, indicate location:					



Government of the District of Columbia
Department of Consumer and Regulatory Affairs



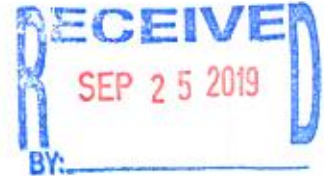
Permit Operations Division
1100 4th Street SW
Washington DC 20024
Tel. (202) 442 - 4589 Fax (202) 442 - 4862
TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442 - 9557

Date: September 20, 2019



Cap Id: R1900189

D.C. Historic Preservation Office
1100 4th Street S.W., Rm E650
Washington, DC 20024



Re: Request for clearance of premises subject to razing operations

An application to raze the structure identified below, located in the District of Columbia, was filed on this date with the Permit Operations Division. Our records do not reveal any kind of conservation holds on this property. We are hereby requesting confirmation from your office, in order to release the subject permit.

Address:
822 MADISON ST NW

LOT: 0053 SQUARE: 2990 TYPE: Other (Specify)

VACANT: Yes

Please notify our office of the satisfactory completion of your inspection of the premises, by filling out the clearance section below and returning this form to the D.C.R.A. Permit Operations Division, 1100 4th Street S.W., Washington D.C. 20024.

CLEARANCE

This is to inform you that we researched our records concerning the structure identified above and we have no objections to proceeding with the proposed razing of said structure.

Date: _____ Signature: _____

Name of releasing HPO Official. (print) _____



APPLICATION FOR RAZE PERMIT

Application can be downloaded and is fillable except for signature area. If not filling out on computer, please type or print legibly in ink. Please provide **detailed information**. Write N/A (non-applicable) for items that do not apply. Erasing, crossing out, whiting out, or otherwise altering any entered information will void this application. The owner of record must sign the application with an original signature.

Applicable code sections are in the 2013 DCMR 12 Building Code Supplement Chapter I § 105.1.7, 105.1.7.1, 105.1.7.1.1, 105.1.7.1.2, 105.1.7.2, and Section 155A.

Application Date: **SEPTEMBER 20, 2019**

1. INFORMATION ON PROPERTY

1. Address of Proposed Work	2. Quad	3. Ward	4a. Square	4b. Suffix	5. Lot
822 Madison St	NW	One	2990		0053

2. APPLICANT INFORMATION

6. Property Owner	7. Complete mailing address (include zip)	8. Phone Number(s)	9. Email
TEA BOW Residential	519 C St NE 20002	301-213-2555	drbowman@TeaBowResidential.com
10. Agent/Contractor for Owner (if applicable)	11. Complete mailing address (include zip)	12. Phone Number(s)	13. Email
Dr. Walter S. Bowman, Sr.	519 C Street NE Washington, DC 20002	301-213-2555	drbowman@bmelitegroup.com

3. TYPE OF PERMIT

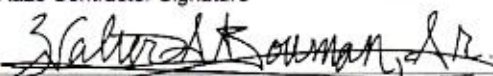

14. Check all that apply:
☒ Raze Permit

4. DESCRIPTION OF BUILDING

15. Description of Building to be Razed (e.g., two story brick single family dwelling)			16. Existing Number of Stories of Bldg:
Existing masonry detached garage to be removed			1
17. Use(s) of Property (specifically indicate if any use is residential.)		18. Materials of Building (brick, wood, etc.)	
Residential detached garage		Brick	
19. Bldg Length (ft)	20. Bldg Width (ft)	21. Bldg Height (ft)	22. Bldg Volume (cu ft) (L x W x H)
20'	13'6	11'	

OFFICIAL USE ONLY

CONDITIONS/ COMMENTS:

23. Raze Contractor's Name TeaBow Residential, LLC		24. Contractor's Address (including zip code) 312 Lismore Drive Fort Washington, MD 20744		25. Contractor's Phone 301-213-2555	
26. Historic District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	33. Raze Contractor Signature 			
27. CFA?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
28. Raze Entire Building?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	34. Property Owner Signature 			
29. Building Condemned?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
30a. Party Wall?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	30b. If yes, adjacent property owner(s) will need to sign the Notification Form which safeguards during construction			
		30c. Any raze permit application for a building(s) involving party walls must be include 2 copies of a plan that show how the party wall(s) will be protected.			
31. Building Vacant?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building must be vacant before Raze Permit issuance.			
32. Public Space Vault?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Official Use Only			
		Fee	By	Date	

33. Plumber's Name N/A	34. Plumber's License Number N/A	35. Raze Method (ball, bulldozer, by hand, etc.) Hand
---------------------------	-------------------------------------	--

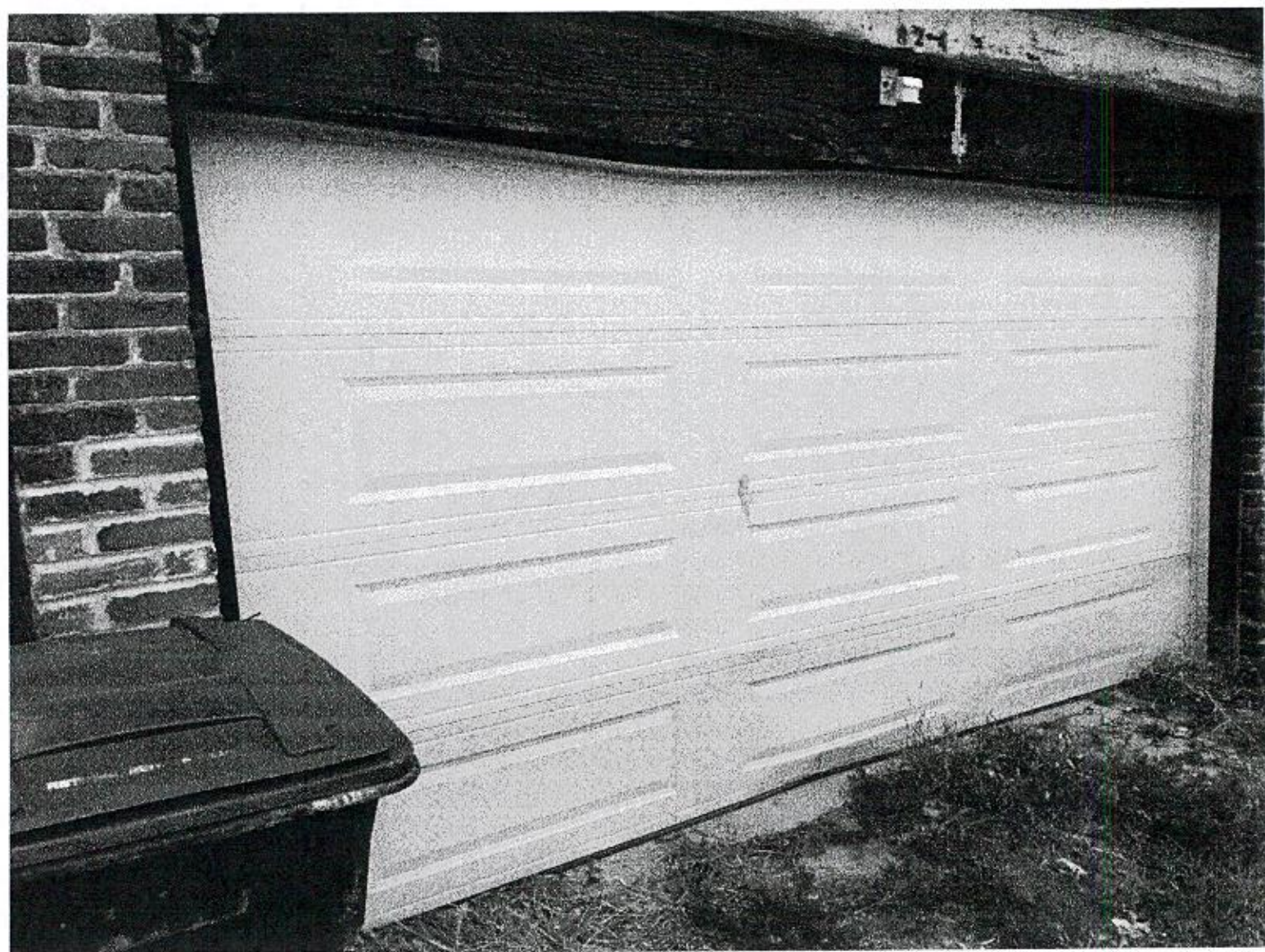
1. You must submit a Certificate of Insurance covering the raze operation/contractor-- unless the building you plan to raze is an accessory building 500 square feet or less in area and not more than one story, wholly detached from any other building on the same or adjoining premises.

2. The Certificate should:

- Show the holder of the insurance as: Deputy Director, Permit Division, 1100 4th St SW, Washington, DC 20024
- Include a 30-day advance notice cancellation clause.
- Include these amounts of insurance coverage: Bodily Injury, \$100,000; Aggregate, \$300,000; and Property Damage, \$100,000.
- State that the insurance covers "Razing Operations in the District of Columbia," if the scope of the insurance is for blanket coverage.
- If the insurance is for one specific address only, state that, "Razing Operations at _____"
(address of raze operation)

36. Insurance Company M.A. Chenault Insurance	37. Policy or Certificate No. 1RM-035810429-00	38. Expiration Date 7/22/2020
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39. Asbestos in Building? If yes, indicate location:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Official Use Only		
		Fee	By	Date



Government of the District of Columbia
Department of Consumer and Regulatory Affairs



Permit Operations Division
1100 4th Street SW
Washington DC 20024
Tel. (202) 442 - 4589 Fax (202) 442 - 4862
TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442 - 9557

Date: September 19, 2019



Cap Id: R1900188

D.C. Historic Preservation Office
1100 4th Street S.W. , Rm E650
Washington, DC 20024



Re: Request for clearance of premises subject to razing operations

An application to raze the structure identified below, located in the District of Columbia, was filed on this date with the Permit Operations Division. Our records do not reveal any kind of conservation holds on this property. We are hereby requesting confirmation from your office, in order to release the subject permit.

Address:

3135 8TH ST NE

LOT: 0803 SQUARE: 3835 TYPE: Office - B

VACANT: Yes

Please notify our office of the satisfactory completion of your inspection of the premises, by filling out the clearance section below and returning this form to the D.C.R.A. Permit Operations Division, 1100 4th Street S.W., Washington D.C. 20024.

CLEARANCE

This is to inform you that we researched our records concerning the structure identified above and we have no objections to proceeding with the proposed razing of said structure.

Date: _____ Signature: _____

Name of releasing HPO Official. (print) _____

**APPLICATION FOR RAZE PERMIT**

R1900188

Application can be downloaded and is fillable except for signature area. If not filling out on computer, please type or print legibly in ink. Please provide **detailed information**. Write N/A (non-applicable) for items that do not apply. Erasing, crossing out, whiting out, or otherwise altering any entered information will void this application. The owner of record must sign the application with an original signature.

Applicable code sections are in the 2008 DC Building Code Supplement Chapter 1 § 105.1.7, 105.1.7.1, 105.1.7.1.1, 105.1.7.1.2, 105.1.7.2, and Section 155A.

Application Date: 09/08/2019

1. INFORMATION ON PROPERTY

1. Address of Proposed Work	2. Quad	3. Ward	4a. Square	4b. Suffix	5. Lot
3135 8TH STREET	NE	Five	3835		0804

2. APPLICANT INFORMATION

6. Property Owner	7. Complete mailing address (include zip)	8. Phone Number(s)	9. Email
Hanover 8th St.	11810 Grand Park Ave.	978-408-6264	barmitage@hanoverco.com
10. Agent/Contractor for Owner (if applicable)	11. Complete mailing address (include zip)	12. Phone Number(s)	13. Email
Melissa Diaz, DFM Development Services	2735 Hartland Road, Suite 200, Falls Church VA 22403	703-283-1118	mdiaz@dfmdevelopment.com

3. TYPE OF PERMIT

14. Check all that apply:
☒ Raze Permit

4. DESCRIPTION OF BUILDING

15. Description of Building to be Razed (e.g., two story brick single family dwelling)		16. Existing Number of Stories of Bldg:	
1-story wood frame steel truss building.		1	
17. Use(s) of Property (specifically indicate if any use is residential.)		18. Materials of Building (brick, wood, etc.)	
Office		Wood, Steel	
19. Bldg Length (ft)	20. Bldg Width (ft)	21. Bldg Height (ft)	22. Bldg Volume (cu ft) (L x W x H)
251	83	12	249,996

OFFICIAL USE ONLY

CONDITIONS/ COMMENTS:

SECTION A. RAZE PERMIT

23. Raze Contractor's Name <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;">TBD</div>		24. Contractor's Address (including zip code) <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;">TBD</div>		25. Contractor's Phone <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;">TBD</div>	
26. Historic District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	33. Raze Contractor Signature 34. Property Owner Signature 30b. If yes, adjacent property owner signature is required. 30c. Any raze permit application for a building(s) involving party walls must be include 2 copies of a plan that show how the party wall(s) will be protected. Building must be vacant before Raze Permit issuance.			
27. CFA?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
28. Raze Entire Building?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
29. Building Condemned?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
30a. Party Wall?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
31. Building Vacant?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
32. Public Space Vault?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Official Use Only			
		Fee	By	Date	

33. Plumber's Name <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;">TBD</div>	34. Plumber's License Number <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	35. Raze Method (ball, bulldozer, by hand, etc.) <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>
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1. You must submit a Certificate of Insurance covering the raze operation/contractor— unless the building you plan to raze is an accessory building 500 square feet or less in area and not more than one story, wholly detached from any other building on the same or adjoining premises.

2. The Certificate should:

- Show the holder of the insurance as: Deputy Director, Permit Division, 1100 4th St SW, Washington, DC 20024
- Include a 30-day advance notice cancellation clause.
- Include these amounts of insurance coverage: Bodily Injury, \$100,000; Aggregate, \$300,000; and Property Damage, \$100,000.
- State that the insurance covers "Razing Operations in the District of Columbia," if the scope of the insurance is for blanket coverage.
- If the insurance is for one specific address only, state that, "Razing Operations at _____"

(address of raze operation)

36. Insurance Company <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;">TBD</div>	37. Policy or Certificate No. <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	38. Expiration Date <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>
--	---	---

39. Asbestos in Building? If yes, indicate location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Official Use Only			
		Fee	By	Date	





Government of the District of Columbia
Department of Consumer and Regulatory Affairs



Permit Operations Division
1100 4th Street SW
Washington DC 20024
Tel. (202) 442 - 4589 Fax (202) 442 - 4862
TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442 - 9557

Date: September 19, 2019



Cap Id: R1900187

D.C. Historic Preservation Office
1100 4th Street S.W. , Rm E650
Washington, DC 20024



Re: Request for clearance of premises subject to razing operations

An application to raze the structure identified below, located in the District of Columbia, was filed on this date with the Permit Operations Division. Our records do not reveal any kind of conservation holds on this property. We are hereby requesting confirmation from your office, in order to release the subject permit.

Address:
3201 8TH ST NE

LOT: 0015 SQUARE: 3832 TYPE: Other (Specify)

VACANT: Yes

Please notify our office of the satisfactory completion of your inspection of the premises, by filling out the clearance section below and returning this form to the D.C.R.A. Permit Operations Division, 1100 4th Street S.W. Washington D.C. 20024.

CLEARANCE

This is to inform you that we researched our records concerning the structure identified above and we have no objections to proceeding with the proposed razing of said structure.

Date: _____ Signature: _____

Name of releasing HPO Official. (print) _____



Government of the District of Columbia

APPLICATION FOR RAZE PERMIT

121900187

Application can be downloaded and is fillable except for signature area. If not filling out on computer, please type or print legibly in ink. Please provide **detailed information**. Write N/A (non-applicable) for items that do not apply. Erasing, crossing out, whiting out, or otherwise altering any entered information will void this application. The owner of record must sign the application with an original signature.

Applicable code sections are in the 2008 DC Building Code Supplement Chapter I § 105.1.7, 105.1.7.1, 105.1.7.1.1, 105.1.7.1.2, 105.1.7.2, and Section 155A.

Application Date: 09/08/2019

1. INFORMATION ON PROPERTY

1. Address of Proposed Work	2. Quad	3. Ward	4a. Square	4b. Suffix	5. Lot
3201 8TH STREET	NE	Five	3832		0015

2. APPLICANT INFORMATION

6. Property Owner	7. Complete mailing address (include zip)	8. Phone Number(s)	9. Email
Hanover 8th St.	11810 Grand Park Ave.	978-408-6264	barmitage@hanoverco.com
10. Agent/Contractor for Owner (if applicable)	11. Complete mailing address (include zip)	12. Phone Number(s)	13. Email
Melissa Diaz, DFM Development Services	2735 Hartland Road, Suite 200, Falls Church VA 22403	703-283-1118	mdiaz@dfmdevelopment.com

3. TYPE OF PERMIT

14. Check all that apply:
☒ Raze Permit

4. DESCRIPTION OF BUILDING

15. Description of Building to be Razed (e.g., two story brick single family dwelling)			16. Existing Number of Stories of Bldg:
Two 2-Story aluminum storage buildings with steel truss roof.			Two 2-story buildings
17. Use(s) of Property (specifically indicate if any use is residential.)		18. Materials of Building (brick, wood, etc.)	
Storage		Aluminum, Steel	
19. Bldg Length (ft)	20. Bldg Width (ft)	21. Bldg Height (ft)	22. Bldg Volume (cu ft) (L x W x H)
70.2	40.2	24	67,728
Building 1:	Building 2: 140.4 - Length	40.3 - Width	24 - Height
		67,200	

OFFICIAL USE ONLY

CONDITIONS/ COMMENTS:

SECTION A. RAZE PERMIT

23. Raze Contractor's Name		24. Contractor's Address (including zip code)		25. Contractor's Phone							
TBD		TBD		TBD							
26. Historic District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	33. Raze Contractor Signature									
27. CFA?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
28. Raze Entire Building?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	34. Property Owner Signature									
29. Building Condemned?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
30a. Party Wall?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	30b. If yes, adjacent property owner signature is required.									
		30c. Any raze permit application for a building(s) involving party walls must be include 2 copies of a plan that show how the party wall(s) will be protected.									
31. Building Vacant?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building must be vacant before Raze Permit issuance.									
32. Public Space Vault?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Official Use Only <table border="1"> <tr> <td>Fee</td> <td>By</td> <td>Date</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>				Fee	By	Date			
Fee	By	Date									
33. Plumber's Name		34. Plumber's License Number		35. Raze Method (ball, bulldozer, by hand, etc.)							
TBD											
<p>1. You must submit a Certificate of Insurance covering the raze operation/contractor— unless the building you plan to raze is an accessory building 500 square feet or less in area and not more than one story, wholly detached from any other building on the same or adjoining premises.</p> <p>2. The Certificate should:</p> <ul style="list-style-type: none"> • Show the holder of the insurance as: Deputy Director, Permit Division, 1100 4th St SW, Washington, DC 20024 • Include a 30-day advance notice cancellation clause. • Include these amounts of insurance coverage: Bodily Injury, \$100,000; Aggregate, \$300,000; and Property Damage, \$100,000. • State that the insurance covers "Razing Operations in the District of Columbia," if the scope of the insurance is for blanket coverage. • If the insurance is for one specific address only, state that, "Razing Operations at _____" 											
36. Insurance Company		37. Policy or Certificate No.		38. Expiration Date							
TBD											
39. Asbestos in Building?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Official Use Only <table border="1"> <tr> <td>Fee</td> <td>By</td> <td>Date</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>				Fee	By	Date			
Fee	By	Date									
If yes, indicate location:											

Government of the District of Columbia
Department of Consumer and Regulatory Affairs



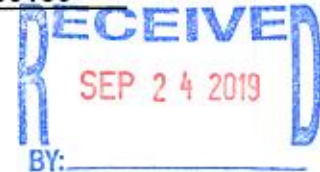
Permit Operations Division
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Tel. (202) 442 - 4589 Fax (202) 442 - 4862
TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442 - 9557

Date: September 19, 2019



Cap Id: R1900186

D.C. Historic Preservation Office
1100 4th Street S.W. , Rm E650
Washington, DC 20024



Re: Request for clearance of premises subject to razing operations

An application to raze the structure identified below, located in the District of Columbia, was filed on this date with the Permit Operations Division. Our records do not reveal any kind of conservation holds on this property. We are hereby requesting confirmation from your office, in order to release the subject permit.

Address:
1212 4TH ST NW

LOT: 0155 SQUARE: 0513 TYPE: Other (Specify)

VACANT: Yes

Please notify our office of the satisfactory completion of your inspection of the premises, by filling out the clearance section below and returning this form to the D.C.R.A. Permit Operations Division, 1100 4th Street S.W., Washington D.C. 20024.

CLEARANCE

This is to inform you that we researched our records concerning the structure identified above and we have no objections to proceeding with the proposed razing of said structure.

Date: _____ Signature: _____

Name of releasing HPO Official. (print) _____

**APPLICATION FOR RAZE PERMIT**

Application can be downloaded and is fillable except for signature area. If not filling out on computer, please type or print legibly in ink. Please provide **detailed information**. Write N/A (non-applicable) for items that do not apply. Erasing, crossing out, whiting out, or otherwise altering any entered information will void this application. The owner of record must sign the application with an original signature.

Applicable code sections are in the 2013 DCMR 12 Building Code Supplement Chapter 1 § 105.1.7, 105.1.7.1, 105.1.7.1.1, 105.1.7.1.2, 105.1.7.2, and Section 155A.

Application Date: **September 19, 2019**

1. INFORMATION ON PROPERTY

1. Address of Proposed Work	2. Quad	3. Ward	4a. Square	4b. Suffix	5. Lot
1212 4th Street, NW - Detached Garage/Carport	NW	Six	0513		0155

2. APPLICANT INFORMATION

6. Property Owner	7. Complete mailing address (include zip)	8. Phone Number(s)	9. Email
1212-1216 4th Street LLC	1212 4th Street, NW, WDC 20001	202-393-7200	dcpermits@casengineering+
10. Agent/Contractor for Owner (if applicable)	11. Complete mailing address (include zip)	12. Phone Number(s)	13. Email
CAS Engineering/David Landsman	1001 Conn Ave, NW, #401, DC 20036	202-393-7200	dcpermits@casengineering+

3. TYPE OF PERMIT

14. Check all that apply:
☒ Raze Permit

4. DESCRIPTION OF BUILDING

15. Description of Building to be Razed (e.g., two story brick single family dwelling)		16. Existing Number of Stories of Bldg	
1-story brick and CMU block detached garage		1	
17. Use(s) of Property (specifically indicate if any use is residential.)		18. Materials of Building (brick, wood, etc.)	
Multi-family residential		Brick and CMU block	
19. Bldg Length (ft)	20. Bldg Width (ft)	21. Bldg Height (ft)	22. Bldg Volume (cu ft) (L x W x H)
40.1	19.8	10	7,940

OFFICIAL USE ONLY

CONDITIONS/ COMMENTS:

SECTION A. RAZE PERMIT

23. Raze Contractor's Name		24. Contractor's Address (including zip code)		25. Contractor's Phone	
TBD					
26. Historic District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	33. Raze Contractor Signature			
27. CFA?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	TBD			
28. Raze Entire Building?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	34. Property Owner Signature			
29. Building Condemned?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Agent			
30a. Party Wall?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	30b. If yes, adjacent property owner(s) will need to sign the Notification Form which safeguards during construction 30c. Any raze permit application for a building(s) involving party walls must be include 2 copies of a plan that show how the party wall(s) will be protected.			
31. Building Vacant?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building must be vacant before Raze Permit issuance.			
32. Public Space Vault?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Official Use Only Fee By Date			
33. Plumber's Name		34. Plumber's License Number		35. Raze Method (ball, bulldozer, by hand, etc.)	
TBD, n/a no plumbing					
1. You must submit a Certificate of Insurance covering the raze operation/contractor- unless the building you plan to raze is an accessory building 500 square feet or less in area and not more than one story, wholly detached from any other building on the same or adjoining premises. 2. The Certificate should: <ul style="list-style-type: none"> Show the holder of the insurance as: Deputy Director, Permit Division, 1100 4th St SW, Washington, DC 20024 Include a 30-day advance notice cancellation clause. Include these amounts of insurance coverage: Bodily Injury, \$100,000; Aggregate, \$300,000; and Property Damage, \$100,000. State that the insurance covers "Razing Operations in the District of Columbia," if the scope of the insurance is for blanket coverage. If the insurance is for one specific address only, state that, "Razing Operations at _____ (address of raze operation)" 					
36. Insurance Company		37. Policy or Certificate No.		38. Expiration Date	
TBD					
39. Asbestos in Building?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Official Use Only			
If yes, indicate location:		unknown			
		Fee By Date			



HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Mount Vernon Square Historic District	<input type="checkbox"/> Agenda
Address:	1212-1220 4th Street, NW	<input checked="" type="checkbox"/> Consent
Meeting Date:	October 28, 2010	<input checked="" type="checkbox"/> New construction
Case Number:	10-428	<input checked="" type="checkbox"/> Additions
Date Received:	August 24, 2010	<input checked="" type="checkbox"/> Subdivision
Staff Reviewer:	Tim Dennée	<input checked="" type="checkbox"/> Concept

The applicant, Augustus Tono (Architecture By Tono, Inc.), agent and architect for owner 1212-1216 4th Street LLC (Dr. Sahr Bockai), requests the Board's review of a concept to:

1. subdivide into three lots a 9,954-square-foot lot that now contains a two-story apartment building and two sizeable garages;
2. demolish the two-bay, concrete-block garage that stands along Ridge Street and another, three-bay, concrete-block garage that stands along the south property line;
3. erect two three-story rowhouse flats (i.e., two-unit buildings) on the garage portion of the lot; and
4. construct a third-story, set-back addition on the apartment building.

Subdivision

The lot is to be subdivided in order to provide the minimum rowhouse-lot size and frontage for each of the two proposed flat buildings, and the remainder would constitute the apartment lot, containing an easement for cars to reach the rear of the flats from Ridge Street. As there were previously commercial buildings at the corner, the subdivision itself does not present significant preservation issues. The greatest drawback of the site plan is the fact that nearly all of the site behind the buildings would be paved. With the exception of some front-yard area that is in public space, the only pervious surface or green space proposed on the entire property is within the small courts described by the dogleg ell, areas that are unlikely to be maintained successfully green.

Demolition

The "rock-face" concrete-block garage along Ridge Street is the remnant of a larger office/coal shed/garage dating to 1930 and built for the Amato Coal Company. The large, corner office was demolished many years ago, leaving two garage bays. Thus, what was once a separate primary structure and use has now become accessory to the apartments. An intact accessory structure of that vintage, original purpose and manner of construction could qualify as a building contributing to the character of the historic district. However, this structure has significant integrity issues, the most important of which is the loss of the original office section, near the corner, which left exposed the once-interior east wall of the garage and a jagged east end of the facade. The office's concrete masonry units were used to fill in one of the garage bays, and there are numerous long, vertical cracks through the façade, especially between the bays. In the 1999

historic district nomination, the garages were not called out as contributing (or noncontributing) structures separate from the apartments. As a consequence of its loss of integrity, it can be considered noncontributing and subject to raze.

The other garage is more conventional, also of concrete block, built after 1937, and similarly in poor condition. Erected late in the historic district's period of significance, it, too, can be considered subject to raze for its lack of historic significance and architectural character.

Construction of two flats buildings

The applicant proposes two new buildings to abut the existing apartments on the north. They would each be 20 feet wide and 50 feet deep, with dogleg ells. They would stand three stories tall over a raised basement, with one unit on the upper two floors and one in the basement and first story. There would be a rear deck at the main floor of each, with parking behind that, taking up the remainder of the lots. The digital perspectives provide a fairly rough idea of the project; they were never as detailed as the elevation drawings, and the drawings have been revised.

The buildings are to be brick, each with a three-story projecting bay in front and detailed in a historicist, late Victorian manner. To the extent that this is the design intent, the multi-light windows are too complicated for such a building, and they are drawn as simply mulled together, without mullions between the frames. They should probably be of one-over-one sash. The windows in the sides of the bays are drawn too wide, leaving almost no masonry at their sides; historic windows in such bays were quite narrow.

This block of 4th Street has a variety of building heights, including a few historic, three-story buildings. These will be joined by the three-story "Truxton Row" north of Ridge approved by the Board a few years ago. The proposed height of the flats is compatible.

More thought needs to be given to the material and visual weight of the cornices. And there is no need to introduce to the Ridge Street elevation the diamond-shaped decorative panels that emulate those on the adjacent apartments.

At least as important are the details not yet shown, including rails on the front stoop and locations of electric and gas meters, which could be problematic.

The apparent double entry doors do not, in fact, open into separate units or stairways. They are thus somewhat confusing and a bit unusual. The second "door" appears to be a fixed window, meant to allow more light into the vestibule. The façade composition would be improved by exchanging these for a wide, single door, perhaps with sidelights.

The rear parking areas would be somewhat screened by a roughly five-foot-tall brick wall running along the property line. Given the fact that the rear of the property is proposed to be almost entirely paved, the screening of the back "yards" from adjoining properties is all the more important.

The major difficulty with the flats is the proposed excavation for the front basement entries. The plans (Sheet A4) suggest that the flight of stairs to the basement would have the same run as the stairs up to the main entrance. This conforms with the Board-adopted guidelines for front stairs and areaways and would not project too much into the front yard. The front elevation/section drawing (Sheet A5), however, depicts a much deeper basement, with a much longer stair.

Allowing for the necessary landing at the bottom, such a stair would project too far forward of the homes and would probably require the paving of the entire yard between both stairs and the sidewalk. The architect has resolved the issue by providing an additional section drawing depicting these stairs in a compatible way. To their credit, such stairs do provide a possible location to conceal meters, but the drawings also fail yet to depict the basement door or whether there are light wells at the front basement windows.

Addition to the apartments

The two-story apartment building at 1212-1216 4th Street is actually composed of two very similar buildings erected about 1940 for Joseph F. Amato, the owner of the coal company, as he diversified and put his yard to a better use, with the rise of oil and the decline of coal as household fuel. The buildings were later connected internally.

The applicant proposes to add a third-story addition running the full width of the apartments, but set back about 25 feet from the front. The drawings indicate no changes to the façade of the present apartment building(s).

This kind of modestly detailed, flat-fronted, flat-roofed, relatively late building has been the sort of residential property upon which a compatibly scaled, set-back addition has been considered most successful, even if it is somewhat visible from the street. Although some of the addition will be visible from across 4th Street, it will be no more prominent than a couple of “pop-up” rear additions that have been approved for nearby single-family homes. And the taller apartments abutting the south of the property and the new flats will screen views of the addition from up and down the street.

Frankly, the façade of the addition need not be so emulative of that of the building below, down to the rhomboid, cast-concrete, bas-relief panels below the parapet. It could read as—and actually be—distinct and lighter, also a practical consideration given the structural challenge of putting what is at least partly a masonry wall over the middle of the building. The addition’s rear elevation, in the same plane as the base building’s rear wall, is appropriately to be of a similar brick expression.

Recommendation

The staff recommends that the Board approve the application in concept, with delegation of further review to the staff to ensure that the applicant provides material samples and addresses the points raised regarding the addition and new construction, and with the condition that any front, basement stairs meet the Board’s guidelines.

**The applicant has agreed to the staff recommendation, so the application has been placed on the proposed Consent Calendar.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
October 28, 2010

The Historic Preservation Review Board met and considered the following items on October 28, 2010.

Present: Robert Sonderman (acting Chairman), Elinor Bacon, Tersh Boasberg, Maria Casarella, James Kane, Christopher Landis, Pamela Scott and Joseph Taylor. **Absent:** Catherine Buell.

AGENDA

CAPITOL HILL HISTORIC DISTRICT

751 10th Street, SE, HPA #10-455, concept/two-story rear addition.

The HPRB approved the concept as consistent with the purposes of the preservation act and delegated final approval to staff with the condition that the windows on the rear elevation of the addition be 2-over-2 rather than 1-over-1. Vote: 8-0.

Eastern Market Metro Plaza: transportation kiosk developed for DDOT by Catholic University School of Architecture. **Informational presentation only; no Board action taken.**

1229 E Street, SE, HPA #09-394, revised concept/side and rear additions.

The HPRB approved the staff report, which stated that the following modifications to the addition are necessary in order for the concept to be compatible with the property: the third floor over the garage portion of the addition should be removed; the depth of the camelback portion should be extended to at least 16 feet; the overall depth of the rear addition should be substantially reduced; restoration plans for the historic house, fully-developed plans for the interior layout, and drawings to depict side elevations, fencing, and hardscaping must be developed. Vote: 7-1 (Landis opposed).

MOUNT PLEASANT HISTORIC DISTRICT

1646 Park Road, NW, HPA #11-021, concept/three-story rear addition.

The HPRB recommended that the applicant reduce the size of the addition and reduce the excavation around the basement to only what is necessary for light and access. Vote: 8-0.

FOURTEENTH STREET HISTORIC DISTRICT

1525 14th Street, NW, HPA #10-427, concept/alteration and new construction, six-story side addition and three-story roof addition.

The HPRB approved the overall conceptual design, including the proposed height, massing, and architectural direction. Vote: 5-3 (Landis, Casarella, Taylor, Bacon and Scott in favor; Boasberg, Kane, Sonderman opposed).

SHAW HISTORIC DISTRICT

1511 11th Street, NW, HPA #10-492, concept/three-story roof addition on one-story commercial building. **Case deferred to the November meeting.**

U STREET HISTORIC DISTRICT

1421 Florida Avenue, NW, HPA #10-438, concept/construction of a six-story multi-unit building.

The HPRB approved the staff report, but directed the applicant to refine the ground level to increase the prominence of the main entrance, add green space, and refine the garage entrance. Vote: 7-0 (Absent: Kane)

DESIGNATION HEARING

Design guidelines for proposed Barney Circle Historic District.

Proposed Barney Circle Historic District, Case #08-01; Proposed Amendment to Barney Circle Historic District (proposed), Square 1077, Lot 130, Case #10-19.

The Barney Circle Historic District (Cases #08-01 and #10-19) hearings were deferred.

CONSENT CALENDAR

The Historic Preservation Review Board approved the following items on the consent calendar, with a vote of 8-0. Casarella recused on 3317 Rowland Place, NW. 1755 Seaton Street, NW, which was withdrawn by the applicant.

CAPITOL HILL HISTORIC DISTRICT

322 11th Street, NE, HPA #10-500, one-story rear garage.

CLEVELAND PARK HISTORIC DISTRICT

3105 36th Street, NW, HPA #10-494, concept/one-story rear addition.

3125 Quebec Place, NW, HPA #10-464, concept/rear addition.

3317 Rowland Place, NW, HPA #10-496, concept/rear and side addition and pool.

DUPONT CIRCLE HISTORIC DISTRICT

1772 Church Street, NW, HPA #10-446, concept/construction of new sanctuary for St. Thomas Church.

MOUNT PLEASANT HISTORIC DISTRICT

1734 Lamont Street, NW, HPA #10-286, revised concept/addition to third story and rear stair tower.

MOUNT VERNON SQUARE HISTORIC DISTRICT

1212-1216 4th Street NW, HPA #10-428, concept/new construction, two three-story flats; third-floor addition to two-story apartments.

STRIVERS' SECTION HISTORIC DISTRICT

1755 Seaton Street, NW, HPA #10-490, concept/alteration, roof top deck with access structure.

This case was withdrawn by the applicant.

TAKOMA PARK HISTORIC DISTRICT

6908 Willow Street, NW, HPA #10-491, concept/rear addition.

WOODLEY PARK HISTORIC DISTRICT

2218 Cathedral Avenue, NW, HPA #10-456, third-floor addition behind mansard roof and rear deck.

Transcripts of Historic Preservation Review Board Meetings may be purchased from the court reporting agency that covered this hearing – Olender Reporting, Inc. (202) 898-1108, www.olenderreporting.com, or info@OlenderReporting.com. Copies of individual staff reports that are prepared in advance of the hearing are posted on our website: <http://planning.dc.gov/hp> under Record of Meetings and Decisions.

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

Property Address:	1212-1218 4 th Street NW	<input checked="" type="checkbox"/> Agenda
Landmark/District:	Mount Vernon Square Historic District	<input type="checkbox"/> Consent Calendar
		<input type="checkbox"/> Denial Calendar
		<input checked="" type="checkbox"/> Concept Review
Meeting Date:	July 25, 2019	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	#19-464	<input checked="" type="checkbox"/> New Construction
		<input checked="" type="checkbox"/> Demolition
		<input checked="" type="checkbox"/> Subdivision

Owner Sahr Bockai seeks concept review for construction of a new three-story building at the corner of 4th and Ridge Streets in the Mount Vernon Square Historic District in conjunction with adding a partial third floor to the two-story buildings at 1212-1216 4th Street. The project calls for the two separate building lots to be combined into a single lot. The Board approved concept designs for this owner and combined site in 2010 and 2012.

Property Description and Context

Ridge Street was originally platted in 1796 and was substantially developed prior to the Civil War. The houses of Ridge Street are characterized by modest, two-story, flat-fronted frame and brick facades. The houses are consistently simple with double-hung windows and spare detailing. Turning the corner, 4th Street includes houses similar in form and date of construction as Ridge, but also includes a number of Victorian brick rowhouses with projecting bays and ornate brick cornices. Across Ridge Street from the project site is a row of contemporary projecting bay rowhouses built in 2010.

On the Ridge Street side of the site is a rock-face, concrete-block garage that is the remnant of a larger coal yard operation dating to 1930 and built for the Amato Coal Company. The Board has previously determined the structure as non-contributing.

Proposal

The two-story apartment building at 1212-1216 4th Street is actually composed of two very similar buildings erected about 1940. Here, the applicant proposes to add a third-story addition running the full width of the existing buildings set back 16 feet from the front. The existing front facades would be restored without alteration.

A new three-story brick building is proposed for the corner site. The front façade and entrance would face 4th Street and a seventy-foot long side elevation would run most of the length of Ridge. A curb-cut leading to surface parking for six vehicles would separate the new side elevation from the existing row of houses starting at 408 Ridge Street. The most prominent massing component of the flat-roofed building would be a corner tower projecting four feet into public space with faces 15 feet wide. A smaller two-foot projection is shown towards the end of the Ridge Street elevation. The brickwork of both elevations is the same abundant detailing including a rusticated brick base for the first floor, multiple string courses, a cornice band of soldier courses and window surrounds of brick headers.

Evaluation

The partial third floor addition proposed for 1212-1216 4th Street NW is the same (dimensions, materials, setback, fenestration and visibility) as what the Board approved in 2010 and 2012 and does not require further study. Evaluation should focus on the design for the new building because it is significantly different than the previously approved concepts.

The Board's guidelines for new construction stipulate several design review criteria.¹ For setback the guidelines recommend that new construction should respect the setbacks established by the buildings on a street and align with them, even if current code allows otherwise (2.1). For massing, which is derived through the articulation of the building's façade with towers, projections and steps, new construction should respect the massing of neighboring buildings (7.1).

The corner site straddles two blocks of different architectural character. Ridge Street is dominated by short flat-front houses while 4th Street is lined with tall, projecting-bay Victorian houses. Whereas the previous concepts approved by the Board for this site have respected the distinction between these two streets by treating them differently, this concept treats both faces equally with minimal hierarchy. The corner tower is the hinge between both and would simultaneously be compatible with Victorian 4th Street but incompatible with ante-bellum Ridge Street.

To solve this, the proposed corner tower could be shifted slightly so that it is entirely on the front façade of 4th Street. This adjustment can be understood by looking at the front facades for new construction approved by the Board for 1220 4th Street and, at the other end of Ridge Street, 1223 5th Street (Figs. 1 and 2). Interior layouts would not be significantly impacted by shifting over the bay.

The much smaller bay at the west end of the Ridge Street elevation does not require the same sort of revision because, although it is technically a projection, it is more akin to a minor ornament than a projection. Its height aligns with the adjacent cornice line rather than projecting through it, and its projection into public space is two feet rather than the four feet for the corner tower. Its proportions echo the those of the Ridge Street houses and help relieve an otherwise long elevation.

Recommendation

The HPO recommends that the Board find the concept to combine lots, add a partial third floor to 1212-1216 4th Street NW, and build a new three-story brick building at 1218 4th Street NW as revised above, to be compatible with the character of the historic district, consistent with the purpose of the preservation act, and that final approval be delegated to staff.

Staff contact: Brendan Meyer

¹ *New Construction in Historic Districts* (1997)

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
July 25 and August 1, 2019

JULY 25 AGENDA

Present: Marnique Heath, Chair; Andrew Aurbach, Thomas Brokaw, Linda Greene, Outerbridge Horsey and Gretchen Pfaehler. Absent: Brian Crane, Barbara Jowers-Barber, Chris Landis.

LANDMARK DESIGNATION HEARING

Folger Shakespeare Library, 201 East Capitol Street SE, amendment of existing nomination to include 1983 wing and its interior, Case 17-07.

The case was deferred at the request of the applicant to the August 1st meeting.

Barry Farm Dwellings, 1100-1371 Stevens Road, 2677-2687 Wade Road and 2652 Firth Sterling Avenue SE, Case 19-07.

The Board heard testimony on the nomination and continued the case to the August 1st meeting for deliberation and vote; the record was kept open for written testimony.

CAPITOL HILL HISTORIC DISTRICT

215 G Street NE, HPA 19-461, permit/modernization and addition to Logan School.

The Board expressed general support for what was presented but requested an additional opportunity to review further refinements to the materials, cladding, scale, finishes and other details as outlined in the staff report and as expressed in comments and testimony. Vote 3-0.

1104 C Street SE, HPA 19-451, concept/new basement and basement entrance with arcaway.

The Board found the project to be incompatible with the Capitol Hill Historic District, noting the difficulty in accommodating compatible basement entrances in buildings with existing at-grade entrances. Vote: 3-0.

MOUNT VERNON SQUARE HISTORIC DISTRICT

1212, 1216, 1218 4th Street NW, HPA 19-464, concept/new addition to 1212 and 1216 4th Streets NW; new multi-family unit at 1218 4th Street.

The Board found the concept to combine lots, add a partial third floor to 1212-1216 4th Street, and build a new three-story brick building at 1218 4th Street NW to be compatible with the character of the historic district, and that final approval be delegated to staff on the condition that the corner projection bay be relocated onto the 4th Street elevation. Vote: 3-0.

HISTORIC LANDMARK/MOUNT PLEASANT HISTORIC DISTRICT

1656-1658 Park Road NW (landmark), HPA 19-402, permit/after-the-fact application to pave the front yards and reroof.

The application was continued to a later date at the request of the applicant in anticipation of revisions to the project.

AUGUST 1 AGENDA

Present: Marnique Heath, Chair; Andrew Aurbach, Thomas Brokaw, Linda Greene, Barbara Jowers-Barber, Outerbridge Horsey and Gretchen Pfahler. Absent: Brian Crane and Chris Landis.

ANACOSTIA HISTORIC DISTRICT

2216 Chester Street SE, HPA 19-463, concept/proposed subdivision of existing lot into two lots; two single-family dwellings each with an accessory dwelling unit.

The Board recommended that the application be revised to address design details (such as the porch details, the cornice and window heights), site drainage and utility locations; to specify materials; to consider separating the front or making it look like a multi-family building; to consider separating the rear buildings and/or reducing them in size or apparent size. The Board also recommended that the time used for revision also be used to afford ANC review. Vote: 7-0.

2242 Chester Street SE, HPA 19-462, concept/new construction of semi-detached single-family dwelling and accessory dwelling unit.

The Board recommended that the application be revised to address design details (such as the porch details, the cornice and window heights); to specify materials; to consider putting the side yard on the opposite side of the lot; and most important, to shrink and simplify the proposed accessory dwelling unit to see if it can be compatible in this modest rear yard. The Board also recommended that the time used for revision also be used to afford ANC review. Vote: 7-0.

CLEVELAND PARK HISTORIC DISTRICT

3301 Lowell Street NW, HPA 19-325, revised concept/alterations and addition to John Eaton School.

The Board approved the revised concept with the direction that the redundant sign over the front door be eliminated and that additional efforts be made to unite the language of the front and rear of the addition. Finalization of the scope of preservation work and construction approval was delegated to HPO. Vote: 7-0.

3401 Lowell Street NW, HPA 19-270, revised concept/rear addition.

The Board found the revised concept compatible with the historic district with the conditions that the corner piers on the addition be make smaller or differentiated from those on the house and that the original bay window on the 34th Street elevation be either retained or its form replicated. Final approval was delegated to staff. Vote: 7-0.

DESIGN GUIDELINES

Sustainability Guide for Older and Historic Properties.

The Board deferred consideration of this item.

16TH STREET HISTORIC DISTRICT

1145 17th Street NW, HPA 19-460, concept/ new entrance pavilion addition; renovation of ground floor public space (and 1600 M St NW).

The Board approved the concept as compatible with the character of the 16th Street Historic District with the condition that the first-floor canopy projection on the 1963 building be retained. Final approval was delegated to staff. Vote: 7-0.

WALTER REED HISTORIC DISTRICT

6900 Georgia Avenue NW (1100-1500 block of Aspen Street), HPA 19-456, concept/widen Aspen Street; HPA 19-455, permit/raze Buildings 31 and 84.

The Board recommended against preservation clearance of permit applications to raze Buildings 31 and 84, because their demolition would not retain, enhance or adapt contributing structures, contrary to the purposes of the preservation law. The Board supported the concept for the road-widening and trail, with the proposal to be revised to avoid Buildings 31 and 84 and further developed to depict construction details such as retaining walls, fences, etc. The Board received and acknowledged the resolution of ANC 4B, and determined that the balancing of the preservation and safety and parking concerns would be appropriate for the Mayor's Agent's consideration. Vote: 7-0.

LANDMARK DESIGNATION HEARING

Folger Shakespeare Library, 201 East Capitol Street SE, amendment of existing nomination to include 1980s wing and its interior, Case 17-07.

The Board concurred with the HPO report that the application be denied as it did not include sufficient context for designation of the 1983 wing but encouraged that a more complete nomination be considered for refiling. Vote: 5-1-1.

HISTORIC LANDMARK/CAPITOL HILL HISTORIC DISTRICT

Folger Shakespeare Library, 201 East Capitol Street SE, HPA 19-385, concept/pending landmark, interior alteration for 1980s wing (*to be considered only if designated*).

The Board did not consider the concept as the amended nomination was denied.

CONSENT CALENDAR

The following cases were approved on the Consent Calendar on July 25:

ANACOSTIA HISTORIC DISTRICT

1524 W Street SE, HPA 19-459, permit/two-story rear addition.

CAPITOL HILL HISTORIC DISTRICT

221 10th Street SE, HPA 19-314, concept/two-story carriage house with accessory apartment.

321 6th Street SE, HPA 19-445, concept/new two-story rear addition; new basement.

616 D Street NE, HPA 19-441, permit/three-story addition.

639 E Street SE, HPA 19-465, concept/remove existing rear addition; new three-story rear addition; new front windows and door.

CLEVELAND PARK HISTORIC DISTRICT

3541 Quebec Street NW, HPA 19-458, concept/renovate single-family dwelling; repair existing addition; enclose screen porch; new windows.

3517 Ordway Street NW, HPA 19-450, permit/renovate entire house with a three-story rear addition.

DUPONT CIRCLE HISTORIC DISTRICT

11 Dupont Circle NW, HPA 19-411, concept/façade and public space modifications.

1748 Swann Street NW, HPA 19-444, concept/interior renovation and rear elevation alterations.

1620 Riggs Place NW, HPA 19-383, concept/new accessory building.

14TH STREET HISTORIC DISTRICT

1204 Q Street NW, HPA 19-466, concept/addition above garage; replace all windows and doors; canopy at entry; remodel penthouse.

GWU/WEST END HISTORIC DISTRICT

515 22nd Street NW, HPA 19-457, concept/rehabilitate existing office building; roof addition.

Transcripts of this Historic Preservation Review Board Meetings may be purchased from the court reporting agency that covered this hearing – Olender Reporting, Inc. (202) 898-1108, www.olenderreporting.com, or info@OlenderReporting.com. Copies of individual staff reports that are prepared in advance of the hearing are posted on our website at <https://planning.dc.gov>.



CHRISTIAN ZAPATKA ARCHITECT, PLLC
 1000 THE COUNTRY WAY #100-400/100N DEC 2000/1 202 323 1110

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PROJECT:

Beckal Residences
1212-1218 4th St NW
WASHINGTON, DC 20001
SQ: 0513 LOTS: 0155, 156



ORGANIC TITLE

EXISTING
AND
PROPOSED
SITE PLANS

SUBMISSION

CONCEPT

DATE: JUL 15, 2019

92N.E. 18th • T-5

A000

Government of the District of Columbia
Department of Consumer and Regulatory Affairs



Permit Operations Division
1100 4th Street SW
Washington DC 20024
Tel. (202) 442 - 4589 Fax (202) 442 - 4862
TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442 - 9557

Date: September 19, 2019



Cap Id: R1900185

D.C. Historic Preservation Office
1100 4th Street S.W. , Rm E650
Washington, DC 20024



Re: Request for clearance of premises subject to razing operations

An application to raze the structure identified below, located in the District of Columbia, was filed on this date with the Permit Operations Division. Our records do not reveal any kind of conservation holds on this property. We are hereby requesting confirmation from your office, in order to release the subject permit.

Address:
1218 4TH ST NW

LOT: 0156 SQUARE: 0513 TYPE: Other (Specify)

VACANT: Yes

Please notify our office of the satisfactory completion of your inspection of the premises, by filling out the clearance section below and returning this form to the D.C.R.A. Permit Operations Division, 1100 4th Street S.W., Washington D.C. 20024.

CLEARANCE

This is to inform you that we researched our records concerning the structure identified above and we have no objections to proceeding with the proposed razing of said structure.

Date: _____ Signature: _____

Name of releasing HPO Official. (print) _____

**APPLICATION FOR RAZE PERMIT**

Application can be downloaded and is fillable except for signature area. If not filling out on computer, please type or print legibly in ink. Please provide **detailed information**. Write N/A (non-applicable) for items that do not apply. Erasing, crossing out, whiting out, or otherwise altering any entered information will void this application. The owner of record must sign the application with an original signature.

Applicable code sections are in the 2013 DCMR 12 Building Code Supplement Chapter 1 § 105.1.7, 105.1.7.1, 105.1.7.1.1, 105.1.7.1.2, 105.1.7.2, and Section 155A.

Application Date: **September 19, 2019****1. INFORMATION ON PROPERTY**

1. Address of Proposed Work	2. Quad	3. Ward	4a. Square	4b. Suffix	5. Lot
1218 4th Street, NW - Detached Garage/Carport	NW	Six	0513		0156

2. APPLICANT INFORMATION

6. Property Owner	7. Complete mailing address (include zip)	8. Phone Number(s)	9. Email
1212-1216 4th Street LLC	1212 4th Street, NW, WDC 20001	202-393-7200	dcpermits@casengineering.com
10. Agent/Contractor for Owner (if applicable)	11. Complete mailing address (include zip)	12. Phone Number(s)	13. Email
CAS Engineering/David Landsman	1001 Conn Ave, NW, #401, DC 20036	202-393-7200	dcpermits@casengineering.com

3. TYPE OF PERMIT14. Check all that apply:
☒ Raze Permit**4. DESCRIPTION OF BUILDING**

15. Description of Building to be Razed (e.g., two story brick single family dwelling)			16. Existing Number of Stories of Bldg
1-story CMU block detached garage			1
17. Use(s) of Property (specifically indicate if any use is residential.)		18. Materials of Building (brick, wood, etc.)	
Garage/Vacant		CMU block	
19. Bldg Length (ft)	20. Bldg Width (ft)	21. Bldg Height (ft)	22. Bldg Volume (cu ft) (L x W x H)
36.6	18.4	15	10,102

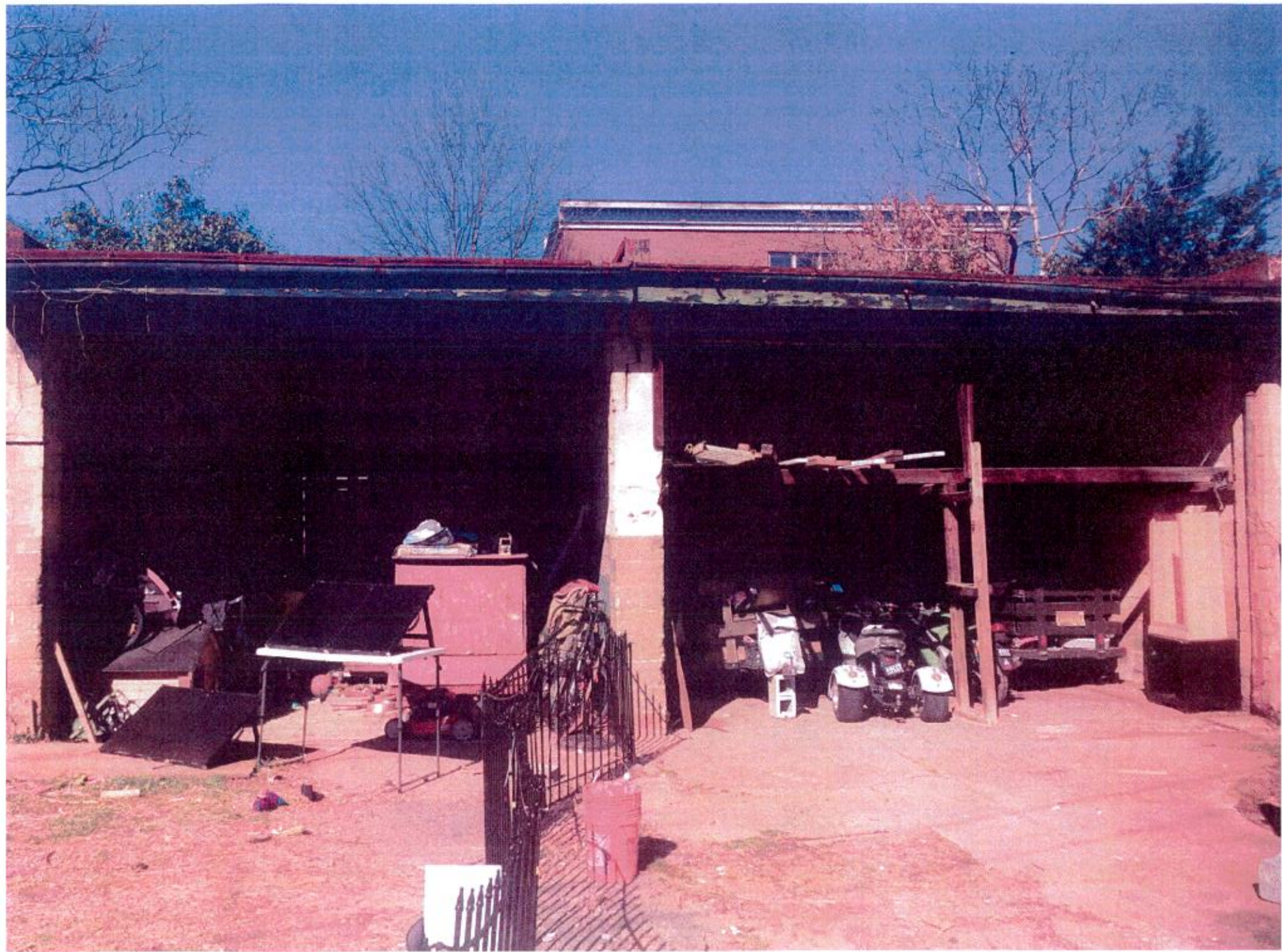
OFFICIAL USE ONLY

CONDITIONS/ COMMENTS:

SECTION A. RAZE PERMIT

23. Raze Contractor's Name TBD		24. Contractor's Address (including zip code)		25. Contractor's Phone							
26. Historic District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	33. Raze Contractor Signature TBD									
27. CFA?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	34. Property Owner Signature Walter Agent									
28. Raze Entire Building?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	30b. If yes, adjacent property owner will need to sign the Notification Form which safeguards during construction									
29. Building Condemned?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	30c. Any raze permit application for a building(s) involving party walls must be include 2 copies of a plan that show how the party wall(s) will be protected.									
30a. Party Wall?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Building must be vacant before Raze Permit issuance.									
31. Building Vacant?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<div style="text-align: center;">Official Use Only</div> <table border="1"> <tr> <td>Fee</td> <td>By</td> <td>Date</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>				Fee	By	Date			
Fee	By	Date									
32. Public Space Vault?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
33. Plumber's Name Na, no plumbing		34. Plumber's License Number		35. Raze Method (ball, bulldozer, by hand, etc.)							
<p>1. You must submit a Certificate of Insurance covering the raze operation/contractor- unless the building you plan to raze is an accessory building 500 square feet or less in area and not more than one story, wholly detached from any other building on the same or adjoining premises.</p> <p>2. The Certificate should:</p> <ul style="list-style-type: none"> • Show the holder of the insurance as: Deputy Director, Permit Division, 1100 4th St SW, Washington, DC 20024 • Include a 30-day advance notice cancellation clause. • Include these amounts of insurance coverage: Bodily Injury, \$100,000; Aggregate, \$300,000; and Property Damage, \$100,000. • State that the insurance covers "Razing Operations in the District of Columbia," if the scope of the insurance is for blanket coverage. • If the insurance is for one specific address only, state that, "Razing Operations at _____ (address of raze operation)" 											
36. Insurance Company TBD		37. Policy or Certificate No.		38. Expiration Date							
39. Asbestos in Building? If yes, indicate location:		<div style="text-align: center;">Official Use Only</div> <table border="1"> <tr> <td>Fee</td> <td>By</td> <td>Date</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>				Fee	By	Date			
Fee	By	Date									





HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Mount Vernon Square Historic District	<input type="checkbox"/> Agenda
Address:	1212-1220 4th Street, NW	<input checked="" type="checkbox"/> Consent
Meeting Date:	October 28, 2010	<input checked="" type="checkbox"/> New construction
Case Number:	10-428	<input checked="" type="checkbox"/> Additions
Date Received:	August 24, 2010	<input checked="" type="checkbox"/> Subdivision
Staff Reviewer:	Tim Dennée	<input checked="" type="checkbox"/> Concept

The applicant, Augustus Tono (Architecture By Tono, Inc.), agent and architect for owner 1212-1216 4th Street LLC (Dr. Sahr Bockai), requests the Board's review of a concept to:

1. subdivide into three lots a 9,954-square-foot lot that now contains a two-story apartment building and two sizeable garages;
2. demolish the two-bay, concrete-block garage that stands along Ridge Street and another, three-bay, concrete-block garage that stands along the south property line;
3. erect two three-story rowhouse flats (i.e., two-unit buildings) on the garage portion of the lot; and
4. construct a third-story, set-back addition on the apartment building.

Subdivision

The lot is to be subdivided in order to provide the minimum rowhouse-lot size and frontage for each of the two proposed flat buildings, and the remainder would constitute the apartment lot, containing an easement for cars to reach the rear of the flats from Ridge Street. As there were previously commercial buildings at the corner, the subdivision itself does not present significant preservation issues. The greatest drawback of the site plan is the fact that nearly all of the site behind the buildings would be paved. With the exception of some front-yard area that is in public space, the only pervious surface or green space proposed on the entire property is within the small courts described by the dogleg ells, areas that are unlikely to be maintained successfully green.

Demolition

The "rock-face" concrete-block garage along Ridge Street is the remnant of a larger office/coal shed/garage dating to 1930 and built for the Amato Coal Company. The large, corner office was demolished many years ago, leaving two garage bays. Thus, what was once a separate primary structure and use has now become accessory to the apartments. An intact accessory structure of that vintage, original purpose and manner of construction could qualify as a building contributing to the character of the historic district. However, this structure has significant integrity issues, the most important of which is the loss of the original office section, near the corner, which left exposed the once-interior east wall of the garage and a jagged east end of the facade. The office's concrete masonry units were used to fill in one of the garage bays, and there are numerous long, vertical cracks through the façade, especially between the bays. In the 1999

historic district nomination, the garages were not called out as contributing (or noncontributing) structures separate from the apartments. As a consequence of its loss of integrity, it can be considered noncontributing and subject to raze.

The other garage is more conventional, also of concrete block, built after 1937, and similarly in poor condition. Erected late in the historic district's period of significance, it, too, can be considered subject to raze for its lack of historic significance and architectural character.

Construction of two flats buildings

The applicant proposes two new buildings to abut the existing apartments on the north. They would each be 20 feet wide and 50 feet deep, with dogleg ells. They would stand three stories tall over a raised basement, with one unit on the upper two floors and one in the basement and first story. There would be a rear deck at the main floor of each, with parking behind that, taking up the remainder of the lots. The digital perspectives provide a fairly rough idea of the project; they were never as detailed as the elevation drawings, and the drawings have been revised.

The buildings are to be brick, each with a three-story projecting bay in front and detailed in a historicist, late Victorian manner. To the extent that this is the design intent, the multi-light windows are too complicated for such a building, and they are drawn as simply mulled together, without mullions between the frames. They should probably be of one-over-one sash. The windows in the sides of the bays are drawn too wide, leaving almost no masonry at their sides; historic windows in such bays were quite narrow.

This block of 4th Street has a variety of building heights, including a few historic, three-story buildings. These will be joined by the three-story "Truxton Row" north of Ridge approved by the Board a few years ago. The proposed height of the flats is compatible.

More thought needs to be given to the material and visual weight of the cornices. And there is no need to introduce to the Ridge Street elevation the diamond-shaped decorative panels that emulate those on the adjacent apartments.

At least as important are the details not yet shown, including rails on the front stoop and locations of electric and gas meters, which could be problematic.

The apparent double entry doors do not, in fact, open into separate units or stairways. They are thus somewhat confusing and a bit unusual. The second "door" appears to be a fixed window, meant to allow more light into the vestibule. The façade composition would be improved by exchanging these for a wide, single door, perhaps with sidelights.

The rear parking areas would be somewhat screened by a roughly five-foot-tall brick wall running along the property line. Given the fact that the rear of the property is proposed to be almost entirely paved, the screening of the back "yards" from adjoining properties is all the more important.

The major difficulty with the flats is the proposed excavation for the front basement entries. The plans (Sheet A4) suggest that the flight of stairs to the basement would have the same run as the stairs up to the main entrance. This conforms with the Board-adopted guidelines for front stairs and areaways and would not project too much into the front yard. The front elevation/section drawing (Sheet A5), however, depicts a much deeper basement, with a much longer stair.

Allowing for the necessary landing at the bottom, such a stair would project too far forward of the homes and would probably require the paving of the entire yard between both stairs and the sidewalk. The architect has resolved the issue by providing an additional section drawing depicting these stairs in a compatible way. To their credit, such stairs do provide a possible location to conceal meters, but the drawings also fail yet to depict the basement door or whether there are light wells at the front basement windows.

Addition to the apartments

The two-story apartment building at 1212-1216 4th Street is actually composed of two very similar buildings erected about 1940 for Joseph F. Amato, the owner of the coal company, as he diversified and put his yard to a better use, with the rise of oil and the decline of coal as household fuel. The buildings were later connected internally.

The applicant proposes to add a third-story addition running the full width of the apartments, but set back about 25 feet from the front. The drawings indicate no changes to the façade of the present apartment building(s).

This kind of modestly detailed, flat-fronted, flat-roofed, relatively late building has been the sort of residential property upon which a compatibly scaled, set-back addition has been considered most successful, even if it is somewhat visible from the street. Although some of the addition will be visible from across 4th Street, it will be no more prominent than a couple of "pop-up" rear additions that have been approved for nearby single-family homes. And the taller apartments abutting the south of the property and the new flats will screen views of the addition from up and down the street.

Frankly, the façade of the addition need not be so emulative of that of the building below, down to the rhomboid, cast-concrete, bas-relief panels below the parapet. It could read as—and actually be—distinct and lighter, also a practical consideration given the structural challenge of putting what is at least partly a masonry wall over the middle of the building. The addition's rear elevation, in the same plane as the base building's rear wall, is appropriately to be of a similar brick expression.

Recommendation

The staff recommends that the Board approve the application in concept, with delegation of further review to the staff to ensure that the applicant provides material samples and addresses the points raised regarding the addition and new construction, and with the condition that any front, basement stairs meet the Board's guidelines.

**The applicant has agreed to the staff recommendation, so the application has been placed on the proposed Consent Calendar.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
October 28, 2010

The Historic Preservation Review Board met and considered the following items on October 28, 2010.

Present: Robert Sonderman (acting Chairman), Elinor Bacon, Tersh Boasberg, Maria Casarella, James Kane, Christopher Landis, Pamela Scott and Joseph Taylor. **Absent:** Catherine Buell.

AGENDA

CAPITOL HILL HISTORIC DISTRICT

751 10th Street, SE, HPA #10-455, concept/two-story rear addition.

The HPRB approved the concept as consistent with the purposes of the preservation act and delegated final approval to staff with the condition that the windows on the rear elevation of the addition be 2-over-2 rather than 1-over-1. Vote: 8-0.

Eastern Market Metro Plaza: transportation kiosk developed for DDOT by Catholic University School of Architecture. **Informational presentation only; no Board action taken.**

1229 E Street, SE, HPA #09-394, revised concept/side and rear additions.

The HPRB approved the staff report, which stated that the following modifications to the addition are necessary in order for the concept to be compatible with the property: the third floor over the garage portion of the addition should be removed; the depth of the camelback portion should be extended to at least 16 feet; the overall depth of the rear addition should be substantially reduced; restoration plans for the historic house, fully-developed plans for the interior layout, and drawings to depict side elevations, fencing, and hardscaping must be developed. Vote: 7-1 (Landis opposed).

MOUNT PLEASANT HISTORIC DISTRICT

1646 Park Road, NW, HPA #11-021, concept/three-story rear addition.

The HPRB recommended that the applicant reduce the size of the addition and reduce the excavation around the basement to only what is necessary for light and access. Vote: 8-0.

FOURTEENTH STREET HISTORIC DISTRICT

1525 14th Street, NW, HPA #10-427, concept/alteration and new construction, six-story side addition and three-story roof addition.

The HPRB approved the overall conceptual design, including the proposed height, massing, and architectural direction. Vote: 5-3 (Landis, Casarella, Taylor, Bacon and Scott in favor; Boasberg, Kane, Sonderman opposed).

SHAW HISTORIC DISTRICT

1511 11th Street, NW, HPA #10-492, concept/three-story roof addition on one-story commercial building.
Case deferred to the November meeting.

U STREET HISTORIC DISTRICT

1421 Florida Avenue, NW, HPA #10-438, concept/construction of a six-story multi-unit building.

The HPRB approved the staff report, but directed the applicant to refine the ground level to increase the prominence of the main entrance, add green space, and refine the garage entrance. Vote: 7-0 (Absent: Kane)

DESIGNATION HEARING

Design guidelines for proposed Barney Circle Historic District.

Proposed Barney Circle Historic District, Case #08-01; Proposed Amendment to Barney Circle Historic District (proposed), Square 1077, Lot 130, Case #10-19.

The Barney Circle Historic District (Cases #08-01 and #10-19) hearings were deferred.

CONSENT CALENDAR

The Historic Preservation Review Board approved the following items on the consent calendar, with a vote of 8-0. Casarella recused on 3317 Rowland Place, NW. 1755 Seaton Street, NW, which was withdrawn by the applicant.

CAPITOL HILL HISTORIC DISTRICT

322 11th Street, NE, HPA #10-500, one-story rear garage.

CLEVELAND PARK HISTORIC DISTRICT

3105 36th Street, NW, HPA #10-494, concept/one-story rear addition.

3125 Quebec Place, NW, HPA #10-464, concept/rear addition.

3317 Rowland Place, NW, HPA #10-496, concept/rear and side addition and pool.

DUPONT CIRCLE HISTORIC DISTRICT

1772 Church Street, NW, HPA #10-446, concept/construction of new sanctuary for St. Thomas Church.

MOUNT PLEASANT HISTORIC DISTRICT

1734 Lamont Street, NW, HPA #10-286, revised concept/addition to third story and rear stair tower.

MOUNT VERNON SQUARE HISTORIC DISTRICT

1212-1216 4th Street NW, HPA #10-428, concept/new construction, two three-story flats; third-floor addition to two-story apartments.

STRIVERS' SECTION HISTORIC DISTRICT

1755 Seaton Street, NW, HPA #10-490, concept/alteration, roof top deck with access structure.

This case was withdrawn by the applicant.

TAKOMA PARK HISTORIC DISTRICT

6908 Willow Street, NW, HPA #10-491, concept/rear addition.

WOODLEY PARK HISTORIC DISTRICT

2218 Cathedral Avenue, NW, HPA #10-456, third-floor addition behind mansard roof and rear deck.

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

Property Address: **1212-1218 4th Street NW**
Landmark/District: **Mount Vernon Square Historic District**

Meeting Date: **July 25, 2019**
H.P.A. Number: **#19-464**

(☒) Agenda
(☐) Consent Calendar
(☐) Denial Calendar
(☒) Concept Review
(☒) Alteration
(☒) New Construction
(☒) Demolition
(☒) Subdivision

Owner Sahr Bockai seeks concept review for construction of a new three-story building at the corner of 4th and Ridge Streets in the Mount Vernon Square Historic District in conjunction with adding a partial third floor to the two-story buildings at 1212-1216 4th Street. The project calls for the two separate building lots to be combined into a single lot. The Board approved concept designs for this owner and combined site in 2010 and 2012.

Property Description and Context

Ridge Street was originally platted in 1796 and was substantially developed prior to the Civil War. The houses of Ridge Street are characterized by modest, two-story, flat-fronted frame and brick facades. The houses are consistently simple with double-hung windows and spare detailing. Turning the corner, 4th Street includes houses similar in form and date of construction as Ridge, but also includes a number of Victorian brick rowhouses with projecting bays and ornate brick cornices. Across Ridge Street from the project site is a row of contemporary projecting bay rowhouses built in 2010.

On the Ridge Street side of the site is a rock-face, concrete-block garage that is the remnant of a larger coal yard operation dating to 1930 and built for the Amato Coal Company. The Board has previously determined the structure as non-contributing.

Proposal

The two-story apartment building at 1212-1216 4th Street is actually composed of two very similar buildings erected about 1940. Here, the applicant proposes to add a third-story addition running the full width of the existing buildings set back 16 feet from the front. The existing front facades would be restored without alteration.

A new three-story brick building is proposed for the corner site. The front façade and entrance would face 4th Street and a seventy-foot long side elevation would run most of the length of Ridge. A curb-cut leading to surface parking for six vehicles would separate the new side elevation from the existing row of houses starting at 408 Ridge Street. The most prominent massing component of the flat-roofed building would be a corner tower projecting four feet into public space with faces 15 feet wide. A smaller two-foot projection is shown towards the end of the Ridge Street elevation. The brickwork of both elevations is the same abundant detailing including a rusticated brick base for the first floor, multiple string courses, a cornice band of soldier courses and window surrounds of brick headers.

Evaluation

The partial third floor addition proposed for 1212-1216 4th Street NW is the same (dimensions, materials, setback, fenestration and visibility) as what the Board approved in 2010 and 2012 and does not require further study. Evaluation should focus on the design for the new building because it is significantly different than the previously approved concepts.

The Board's guidelines for new construction stipulate several design review criteria.¹ For setback the guidelines recommend that new construction should respect the setbacks established by the buildings on a street and align with them, even if current code allows otherwise (2.1). For massing, which is derived through the articulation of the building's façade with towers, projections and steps, new construction should respect the massing of neighboring buildings (7.1).

The corner site straddles two blocks of different architectural character. Ridge Street is dominated by short flat-front houses while 4th Street is lined with tall, projecting-bay Victorian houses. Whereas the previous concepts approved by the Board for this site have respected the distinction between these two streets by treating them differently, this concept treats both faces equally with minimal hierarchy. The corner tower is the hinge between both and would simultaneously be compatible with Victorian 4th Street but incompatible with ante-bellum Ridge Street.

To solve this, the proposed corner tower could be shifted slightly so that it is entirely on the front façade of 4th Street. This adjustment can be understood by looking at the front facades for new construction approved by the Board for 1220 4th Street and, at the other end of Ridge Street, 1223 5th Street (Figs. 1 and 2). Interior layouts would not be significantly impacted by shifting over the bay.

The much smaller bay at the west end of the Ridge Street elevation does not require the same sort of revision because, although it is technically a projection, it is more akin to a minor ornament than a projection. Its height aligns with the adjacent cornice line rather than projecting through it, and its projection into public space is two feet rather than the four feet for the corner tower. Its proportions echo the those of the Ridge Street houses and help relieve an otherwise long elevation.

Recommendation

The HPO recommends that the Board find the concept to combine lots, add a partial third floor to 1212-1216 4th Street NW, and build a new three-story brick building at 1218 4th Street NW as revised above, to be compatible with the character of the historic district, consistent with the purpose of the preservation act, and that final approval be delegated to staff.

Staff contact: Brendan Meyer

¹ *New Construction in Historic Districts* (1997)

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
July 25 and August 1, 2019

JULY 25 AGENDA

Present: Marnique Heath, Chair; Andrew Aurbach, Thomas Brokaw, Linda Greene, Outerbridge Horsey and Gretchen Pfaehler. Absent: Brian Crane, Barbara Jowers-Barber, Chris Landis.

LANDMARK DESIGNATION HEARING

Folger Shakespeare Library, 201 East Capitol Street SE, amendment of existing nomination to include 1983 wing and its interior, Case 17-07.

The case was deferred at the request of the applicant to the August 1st meeting.

Barry Farm Dwellings, 1100-1371 Stevens Road, 2677-2687 Wade Road and 2652 Firth Sterling Avenue SE, Case 19-07.

The Board heard testimony on the nomination and continued the case to the August 1st meeting for deliberation and vote; the record was kept open for written testimony.

CAPITOL HILL HISTORIC DISTRICT

215 G Street NE, HPA 19-461, permit/modernization and addition to Logan School.

The Board expressed general support for what was presented but requested an additional opportunity to review further refinements to the materials, cladding, scale, finishes and other details as outlined in the staff report and as expressed in comments and testimony. Vote 3-0.

1104 C Street SE, HPA 19-451, concept/new basement and basement entrance with areaway.

The Board found the project to be incompatible with the Capitol Hill Historic District, noting the difficulty in accommodating compatible basement entrances in buildings with existing at-grade entrances. Vote: 3-0.

MOUNT VERNON SQUARE HISTORIC DISTRICT

1212, 1216, 1218 4th Street NW, HPA 19-464, concept/new addition to 1212 and 1216 4th Streets NW; new multi-family unit at 1218 4th Street.

The Board found the concept to combine lots, add a partial third floor to 1212-1216 4th Street, and build a new three-story brick building at 1218 4th Street NW to be compatible with the character of the historic district, and that final approval be delegated to staff on the condition that the corner projection bay be relocated onto the 4th Street elevation. Vote: 3-0.

HISTORIC LANDMARK/MOUNT PLEASANT HISTORIC DISTRICT

1656-1658 Park Road NW (landmark), HPA 19-402, permit/after-the-fact application to pave the front yards and reroof.

The application was continued to a later date at the request of the applicant in anticipation of revisions to the project.

AUGUST 1 AGENDA

Present: Marnique Heath, Chair; Andrew Aurbach, Thomas Brokaw, Linda Greene, Barbara Jowers-Barber, Outerbridge Horsey and Gretchen Pfahler. Absent: Brian Crane and Chris Landis.

ANACOSTIA HISTORIC DISTRICT

2216 Chester Street SE, HPA 19-463, concept/proposed subdivision of existing lot into two lots; two single-family dwellings each with an accessory dwelling unit.

The Board recommended that the application be revised to address design details (such as the porch details, the cornice and window heights), site drainage and utility locations; to specify materials; to consider separating the front or making it look like a multi-family building; to consider separating the rear buildings and/or reducing them in size or apparent size. The Board also recommended that the time used for revision also be used to afford ANC review. Vote: 7-0.

2242 Chester Street SE, HPA 19-462, concept/new construction of semi-detached single-family dwelling and accessory dwelling unit.

The Board recommended that the application be revised to address design details (such as the porch details, the cornice and window heights); to specify materials; to consider putting the side yard on the opposite side of the lot; and most important, to shrink and simplify the proposed accessory dwelling unit to see if it can be compatible in this modest rear yard. The Board also recommended that the time used for revision also be used to afford ANC review. Vote: 7-0.

CLEVELAND PARK HISTORIC DISTRICT

3301 Lowell Street NW, HPA 19-325, revised concept/alterations and addition to John Eaton School.

The Board approved the revised concept with the direction that the redundant sign over the front door be eliminated and that additional efforts be made to unite the language of the front and rear of the addition. Finalization of the scope of preservation work and construction approval was delegated to HPO. Vote: 7-0.

3401 Lowell Street NW, HPA 19-270, revised concept/rear addition.

The Board found the revised concept compatible with the historic district with the conditions that the corner piers on the addition be make smaller or differentiated from those on the house and that the original bay window on the 34th Street elevation be either retained or its form replicated. Final approval was delegated to staff. Vote: 7-0.

DESIGN GUIDELINES

Sustainability Guide for Older and Historic Properties.

The Board deferred consideration of this item.

16TH STREET HISTORIC DISTRICT

1145 17th Street NW, HPA 19-460, concept/ new entrance pavilion addition; renovation of ground floor public space (and 1600 M St NW).

The Board approved the concept as compatible with the character of the 16th Street Historic District with the condition that the first-floor canopy projection on the 1963 building be retained. Final approval was delegated to staff. Vote: 7-0.

WALTER REED HISTORIC DISTRICT

6900 Georgia Avenue NW (1100-1500 block of Aspen Street), HPA 19-456, concept/widen Aspen Street; HPA 19-455, permit/raze Buildings 31 and 84.

The Board recommended against preservation clearance of permit applications to raze Buildings 31 and 84, because their demolition would not retain, enhance or adapt contributing structures, contrary to the purposes of the preservation law. The Board supported the concept for the road-widening and trail, with the proposal to be revised to avoid Buildings 31 and 84 and further developed to depict construction details such as retaining walls, fences, etc. The Board received and acknowledged the resolution of ANC 4B, and determined that the balancing of the preservation and safety and parking concerns would be appropriate for the Mayor's Agent's consideration. Vote: 7-0.

LANDMARK DESIGNATION HEARING

Folger Shakespeare Library, 201 East Capitol Street SE, amendment of existing nomination to include 1980s wing and its interior, Case 17-07.

The Board concurred with the HPO report that the application be denied as it did not include sufficient context for designation of the 1983 wing but encouraged that a more complete nomination be considered for refileing. Vote: 5-1-1.

HISTORIC LANDMARK/CAPITOL HILL HISTORIC DISTRICT

Folger Shakespeare Library, 201 East Capitol Street SE, HPA 19-385, concept/pending landmark, interior alteration for 1980s wing *(to be considered only if designated)*.

The Board did not consider the concept as the amended nomination was denied.

CONSENT CALENDAR

The following cases were approved on the Consent Calendar on July 25:

ANACOSTIA HISTORIC DISTRICT

1524 W Street SE, HPA 19-459, permit/two-story rear addition.

CAPITOL HILL HISTORIC DISTRICT

221 10th Street SE, HPA 19-314, concept/two-story carriage house with accessory apartment.

321 6th Street SE, HPA 19-445, concept/new two-story rear addition; new basement.

616 D Street NE, HPA 19-441, permit/three-story addition.

639 E Street SE, HPA 19-465, concept/remove existing rear addition; new three-story rear addition; new front windows and door.

CLEVELAND PARK HISTORIC DISTRICT

3541 Quebec Street NW, HPA 19-458, concept/renovate single-family dwelling; repair existing addition; enclose screen porch; new windows.

3517 Ordway Street NW, HPA 19-450, permit/renovate entire house with a three-story rear addition.

DUPONT CIRCLE HISTORIC DISTRICT

11 Dupont Circle NW, HPA 19-411, concept/façade and public space modifications.

1748 Swann Street NW, HPA 19-444, concept/interior renovation and rear elevation alterations.

1620 Riggs Place NW, HPA 19-383, concept/new accessory building.

14TH STREET HISTORIC DISTRICT

1204 Q Street NW, HPA 19-466, concept/addition above garage; replace all windows and doors; canopy at entry; remodel penthouse.

GWU/WEST END HISTORIC DISTRICT

515 22nd Street NW, HPA 19-457, concept/rehabilitate existing office building; roof addition.

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