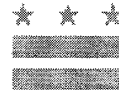




## D.C. Historic Preservation Review Process For Property Owners



The District of Columbia's historic preservation review process is intended to give guidance and technical assistance to property owners early in their planning for a rehabilitation or construction project. The process allows property owners to informally discuss their project with a preservation specialist at the Historic Preservation Office (HPO), to learn more about their historic property, and to ask questions about products, services, or techniques appropriate for the renovation of older buildings. HPO will explain the preservation standards and review process, identify any potential preservation or design concerns, and work collaboratively with the property owner to explore mutually agreeable solutions. If it is necessary to forward a project to the Historic Preservation Review Board (HPRB), HPO will advise property owners how to prepare their submission and presentation.

### Historic Preservation Office (HPO)

The HPO is a division of the District of Columbia's Office of Planning and is responsible for administering the city's preservation program. HPO staff includes preservation and design specialists, architects, planners, and building inspectors. Under delegated authority from the HPRB, HPO is able to approve in-kind repair and replacement, small additions, and minor alterations that do not affect the character of historic property.

The first step for a property owner is to contact HPO by phone or email to briefly describe the project. Depending on the project's size and complexity, HPO will advise the property owner on what type of information will be necessary for the review, whether a preservation specialist will need to conduct a site visit, and whether the work can be approved administratively by HPO or will need to be filed for HPRB review.

If HPO can approve the work, the property owner may submit a building permit application. All permit applications must include one set of photographs of the property and four sets of plans, specifications, a scope of work, or other narrative sufficient to describe the work. For minor and routine work, HPO may be able to approve the application the same day it is received. For more substantial work that requires a site visit or full staff review, HPO can typically approve the application within five days.

- To discuss a project or make an appointment, please consult the staff directory for the preservation specialist for your neighborhood at [www.planning.dc.gov](http://www.planning.dc.gov), send an email to [historic.preservation@dc.gov](mailto:historic.preservation@dc.gov), or call 202-442-8800.
- HPO staff is available to answer questions on a first-come/first-served basis at the Historic Preservation desk at the Permit Center weekdays between 8:30 AM – 4:30 PM (9:30 AM – 4:30 PM on Thursday), located at 1100 4<sup>th</sup> Street, SW on the 2<sup>nd</sup> floor.
- Permit applications must include one set of photographs of the property and four sets of plans, specifications, or a narrative that describes the proposed work.
- A list of the types of work delegated to HPO for approval and anticipated review times is included at the end of this document.
- Preservation standards and design guidelines can be found at [www.planning.dc.gov](http://www.planning.dc.gov).
- Property located in the Georgetown Historic District is subject to review by the U.S. Commission of Fine Arts (CFA). All applications must be filed for CFA review at the Historic Preservation desk at the Permit Center. Please consult [www.cfa.gov](http://www.cfa.gov) for more information, including filing requirements and deadlines.

### **Historic Preservation Review Board (HPRB)**

The HPRB is comprised of nine District residents appointed by the Mayor and includes preservation and design professionals and citizens selected from the general public. The Board advises the Mayor on matters affecting historic property, establishes general preservation policies and principles, and designates historic landmarks and districts. The HPRB meets once a month at a public meeting to review applications for historic designation and for work affecting designated historic property.

Review by HPRB is generally only necessary for larger projects, such as sizable additions, major alterations, new construction, or any work not specifically delegated to HPO for approval. For these types of projects, the property owner needs to file an Application for Historic Preservation Review, requesting either a *Concept* or *Permit* review. Concept review is encouraged for most proposals submitted to the HPRB, as it provides an opportunity for property owners to obtain approval for the general approach to a project prior to committing the resources for full architectural drawings. Submissions for permit review require complete architectural plans necessary for the issuance of a building permit.

### **Filing an application for HPRB review**

The Application for Historic Preservation Review is intended to provide factual and narrative information about the proposal, and is forwarded to the HPRB. The submission requirements for drawings and photographs are described on the application, and can be tailored to the specifics of a project depending on its size and complexity. All applications must include photographs of the subject property and plans sufficient to document the proposed work. HPO is aware of the costs associated with preparing drawings and can assist the applicant in identifying the appropriate level of documentation necessary for HPRB to review the project.

- The Application for Historic Preservation Review can be downloaded at [www.planning.dc.gov](http://www.planning.dc.gov), or requested by emailing [historic.preservation@dc.gov](mailto:historic.preservation@dc.gov) or calling 202-442-8800.
- In order to be considered by HPRB at its next monthly meeting, an application must be filed by the fourth Friday of the preceding month at the Historic Preservation desk in the Permit Center at 1100 4<sup>th</sup> Street, SW, on the 2<sup>nd</sup> floor.
- Applications cannot be filed electronically and should not be mailed, delivered or dropped off at the Historic Preservation Office.
- The preservation filing fee for residential alterations is \$25, and \$100 for residential additions and new construction. The fee for commercial work is set on a sliding scale depending on the size of the project. A list of filing fees can be downloaded at [www.planning.dc.gov](http://www.planning.dc.gov).

### **HPO review of HPRB applications**

Once an application is filed, the applicant will be contacted by HPO to discuss the review and scheduling of the case. HPO will identify any clarifications to the submission necessary for the project to be evaluated, discuss any preservation or design concerns, and may provide suggestions on how the proposal could be made more consistent with preservation guidelines and standards. Applicants may revise their proposals up to 10 days before the HPRB meeting, at which point the HPO must finalize its written report and evaluation for the HPRB. The HPRB will not consider changes to plans made after the HPO report is finalized.

- Prior to issuing its report, HPO will share any concerns about a project with the applicant.
- If necessary, applicants may revise their proposal up to 10 days before the HPRB meeting.
- Upon confirmation by HPO that the project will be scheduled for HPRB review, the applicant is responsible for providing 10 sets of 11" x 17" plans and photographs (or color copies of images) 10 days prior to the HPRB meeting for distribution to the Board.

### **Public participation**

The preservation review process encourages public participation and comment on projects that may impact historic property or the surrounding neighborhood. HPO provides public notice of filed applications to Advisory Neighborhood Commissions (ANCs), community organizations, and any individuals who request the monthly notice. By law, the HPRB gives "great weight" to the position of an ANC, and carefully considers the views of community organizations and concerned citizens. While applicants are not required to notify or seek approval from neighborhood organizations or their neighbors, they are encouraged to share their plans in the spirit of mutual respect and maintenance of good neighborly relations.

- ANC contact information can be found at [www.anc.dc.gov](http://www.anc.dc.gov).
- HPO can provide contact information for neighborhood groups and preservation organizations.

### **Scheduling cases for the HPRB meeting**

Prior to the HPRB meeting, HPO will notify the applicant whether their project has been scheduled on the Board's *consent calendar* or *agenda*. Projects on the consent calendar are uncontested cases for which HPO is recommending approval and for which there have been no objections received from an ANC, community organization, or individual. The agenda is generally reserved for larger projects or projects about which concerns have been raised by HPO, the ANC, community organizations or individuals that require HPRB to determine whether the proposal is consistent with preservation standards.

- Applicants with projects on the consent calendar do not need to attend the HPRB meeting or make a presentation.
- Applicants with projects on the agenda are strongly encouraged to attend the meeting and are given an opportunity to present their case directly to HPRB. An applicant may also be represented by their architect or contractor at the meeting.
- The HPRB agenda, which includes a specific time assigned to each case, the consent calendar, and HPO reports are posted on the HPO website the Friday before the HPRB meeting or may be requested by emailing [historic.preservation@dc.gov](mailto:historic.preservation@dc.gov) or calling 202-442-8800. HPO will also email the report and agenda to the address provided on the review application.

### **The HPRB meeting**

When an agenda case is called, HPO will summarize its report and the relevant preservation issues. Applicants or their representative, such as an architect or contractor, will be asked to present the project through drawings, photographs, or other presentation materials, and to address any issues

raised in the HPO report. Following the applicant's presentation, testimony is accepted from public agencies and ANCs, community organizations, and individuals. Prior to taking a vote, Board members often ask questions, make individual statements regarding the issues involved, and state their opinions, recommendations, and rationale for supporting or opposing a project. The Board concludes by taking a vote to approve, approve with conditions, or recommends denial of the proposal.

While the Board is aware that a project may raise other important issues and considerations, it must make its findings on the basis of consistency with the purposes of the historic preservation law and cannot take into consideration zoning or economic issues, traffic or parking concerns, views from or impacts on the light and air to private property, or other matters unrelated to the preservation law.

- The HPRB meets on the fourth Thursday of each month, except in November and December when the meeting is scheduled on the third Thursday. The Board does not meet in August. The annual meeting schedule of HPRB meetings can be downloaded from [www.planning.dc.gov](http://www.planning.dc.gov).
- HPRB meetings are held at 441 4<sup>th</sup> Street, NW in Room 220-South, beginning at 10:00 AM.
- HPRB meetings are transcribed by a court reporter and webcast live on the HPO website.
- The historic preservation law (the Historic Landmark and Historic District Protection Act) and regulations (10-C DCMR) can be downloaded at [www.planning.dc.gov](http://www.planning.dc.gov)

#### **After the HPRB meeting**

Permit and concept applications that are approved by HPRB typically do not need to return to the Board for further review; applicants will be directed to coordinate with HPO on any needed refinement of the proposal and approval of the final plans will be delegated to HPO. In instances where significant changes are requested, applicants may be asked to return for HPRB review. If the Board denies a permit application, HPO will provide written notice to the applicant of the right to request a hearing before the Mayor's Agent. Further information on the Mayor's Agent review process is available on the HPO website.

Historic Preservation Office  
DC Office of Planning  
1100 4<sup>th</sup> Street, SW  
Suite E-650  
Washington, DC 20024  
[www.planning.dc.gov](http://www.planning.dc.gov)  
202-442-8800

DC Department of Consumer and Regulatory Affairs  
Permit Center and Historic Preservation desk  
1100 4<sup>th</sup> Street, SW  
2<sup>nd</sup> floor  
Washington, DC 20024  
[www.dcr.dc.gov](http://www.dcr.dc.gov)

The Historic Preservation Office and Permit Center are located at the Waterfront Metro station on the Green line.

### Work Not Subject to Historic Preservation Review

- Interior alterations and non-structural interior demolition
- Ordinary maintenance
- Painting and paint color selection (with the exception of landmarks with unpainted masonry)
- Gutters and downspouts
- Window attachments
  - Screens
  - Storm windows
  - Non-commercial awnings
  - Security bars
  - Air conditioners
- Window repair (reglazing, caulking, weatherstripping, consolidating deteriorated elements)
- Landscaping (planting or removing trees and shrubs, but not including paving)
- Movable site features
  - Outdoor furniture
  - Play equipment
  - Sculpture and ornaments
- Light fixtures and lamp posts
- Dumpsters, scaffolding, construction fences, use and occupancy permits
- Any work not requiring a building permit

### Minor and Routine Work

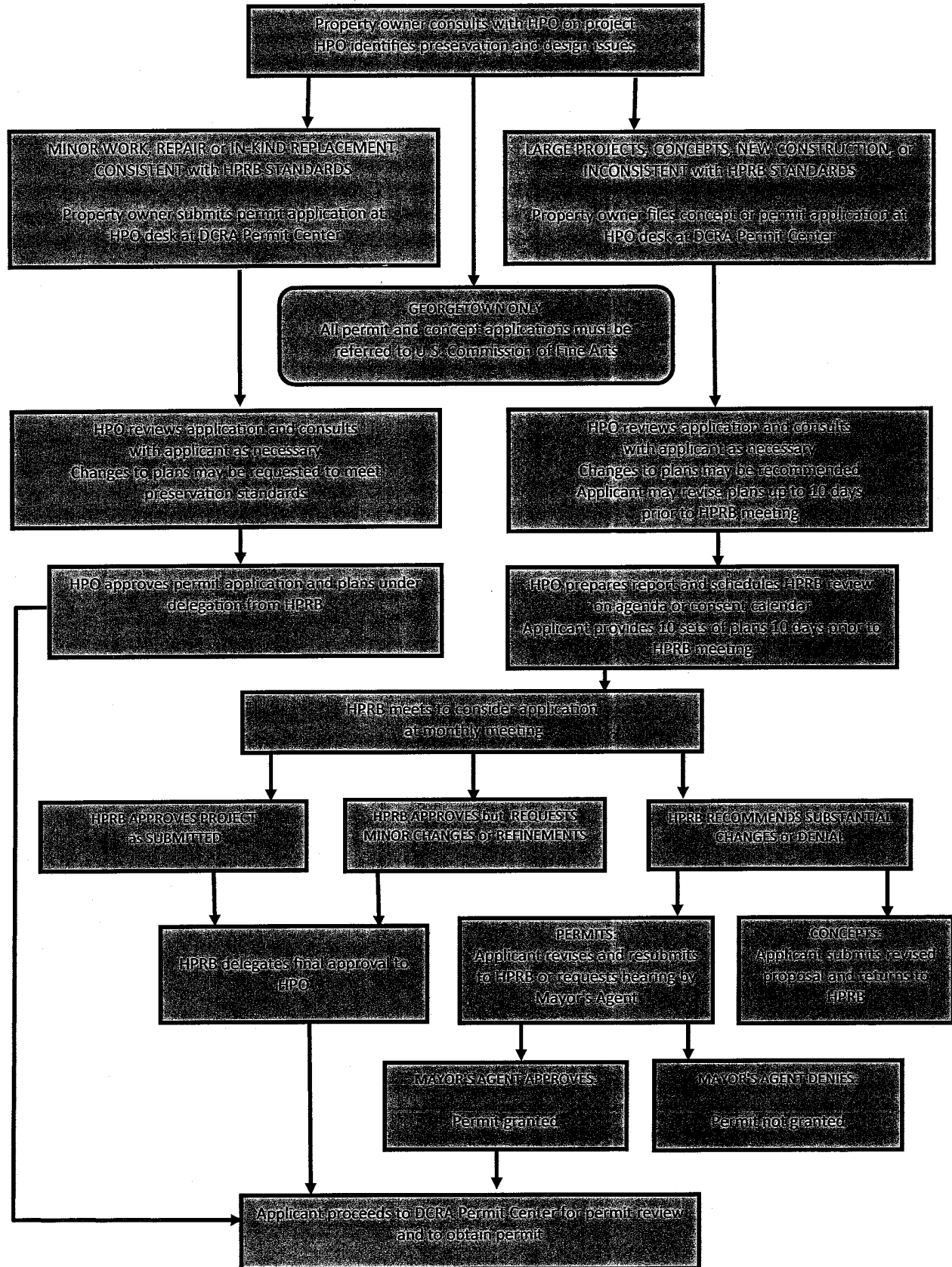
HPO response or approval typically within same day

- Minor repairs and in-kind replacement of deteriorated elements
  - Roofing and flashing
  - Siding, cornices, moldings, shutters, and trim
  - Front steps, walks, fences, and other site elements
  - Masonry repointing or repair that does not require HPO site visit or review of test patch
- Front fences up to 42" high and retaining walls less than 12 inches high
- Alterations and installations clearly not visible from a street
  - Skylights, vents, and chimneys
  - HVAC equipment and solar panels
  - Satellite dishes and antennae
  - Dormers
  - Opening or blocking up window and door openings on secondary elevations
- Work in rear and side yards clearly not visible from a street
  - Fences up to seven feet in height
  - Steps, walks, and retaining walls
  - Patios, terraces and first floor decks
  - Garden sheds, gazebos, and trellises
  - Garage door replacement
  - Parking pads on private property accessed from an alley
- Certifications of designated property for parking and loading waivers; renewal permits
- Excavation, sheeting & shoring and other underground work for approved construction
- Unenclosed sidewalk cafes on existing paving with removable furniture
- Subdivisions involving minor or insignificant lot changes, conversion of assessment and taxation lots to record lots

| <b>Work Requiring HPO Full Staff Review</b><br><b>HPO response or approval typically within five business days</b>  |
|---|
| <ul style="list-style-type: none"> <li>• Front alterations, and side alterations when prominent from a street <ul style="list-style-type: none"> <li>Window replacement, consistent with HPRB standards</li> <li>Door replacement</li> <li>Porch reconstruction, replacement of elements (not including enclosure)</li> </ul> </li> <li>• Work in front yards, and side yards when prominent from a street <ul style="list-style-type: none"> <li>New steps, walks, and paved areas</li> <li>Trellises and landscape structures</li> </ul> </li> <li>• Major regrading and alteration of topography; retaining walls over 12 inches high</li> <li>• New areaways or basement stairs, consistent with HPRB design standards</li> <li>• Masonry repointing and replacement requiring HPO site visit or review of test patch</li> <li>• Roof decks, penthouses, solar panels and other roof alterations requiring HPO site visit and/or mock-up and determined not visible from street views</li> <li>• Minor additions (less than 500 square feet in size) at rear or side of property if not prominently visible from the street</li> <li>• Rear decks and balconies extending above the first floor</li> <li>• New one-story garages along an alley or not prominently visible from a street</li> <li>• Signs, awnings, canopies and marquees, consistent with HPRB standards</li> <li>• Projects involving substantial scopes of rehabilitation work, specification or narratives requiring review</li> <li>• Work approved in concept by HPRB with final approval delegated to HPO staff</li> </ul> |

| <b>Major Work Requiring HPRB Review (Agenda or Consent Calendar)</b><br><b>Review by HPRB typically within 30-60 days of filing</b>   |
|---|
| <ul style="list-style-type: none"> <li>• Demolition of landmarks or contributing buildings in historic districts, substantial or in their entirety, as defined in DCMR 10-C, Section 305</li> <li>• New buildings</li> <li>• Front and side additions, including new porches (other than reconstruction of missing original porches) and porch enclosures</li> <li>• Front alterations, such as new dormers, entrances, and entrance features</li> <li>• Substantial rear additions</li> <li>• Roof additions or decks visible from a street</li> <li>• New two-story garages and garages prominently visible from a street</li> <li>• New curb cuts, driveways and parking pads in front or side yards</li> <li>• Significant alteration of important architectural features <ul style="list-style-type: none"> <li>Window or door openings on front facades</li> <li>Removal of special windows, distinctive materials, and decorative architectural features</li> </ul> </li> <li>• Subdivisions involving landmarks, significant changes in lot boundaries, or substantial combination/division of lots</li> <li>• Work that exceeds HPO delegated authority or determined by HPO to be inconsistent with HPRB standards and practices</li> </ul> |

# HISTORIC PRESERVATION REVIEW PROCESS







**HISTORIC PRESERVATION REVIEW BOARD AND THE  
DISTRICT OF COLUMBIA OFFICE OF PLANNING**

**NOTICE OF PROPOSED RULEMAKING**

The District of Columbia Office of Planning and the Historic Preservation Review Board, pursuant to the authority set forth in section 10 of the Historic Landmark and Historic District Protection Act of 1978, effective March 3, 1979 (D.C. Law 2-144; D.C. Official Code § 6-1109), Mayor's Order 79-50, dated March 21, 1979, section 6 of Mayor's Order 83-119, dated May 6, 1983, section III(B)(8) of Reorganization Plan No. 1 of 1983, effective March 31, 1983, and section 402(b) of the Fiscal Year 2001 Budget Support Act of 2000, effective October 19, 2000 (D.C. Law 12-172; 47 DCR 6308), hereby give notice of their intent to adopt the following amended Sections 319 (Expedited Review Under Delegation to HPO) and 320 (Categories of Work Delegated to HPO) of Chapter 3 (HPRB and CFA Review of Work Affecting Historic Landmarks and Historic Districts) of Subtitle C (Historic Preservation) of Title 10 (Planning and Development) of the District of Columbia Municipal Regulations ("DCMR"), not less than thirty (30) days after publication of this notice in the *D.C. Register*. The purpose of the rulemaking is to adopt amended standards for expedited review of work under delegation by the HPRB to the HPO and to provide greater clarity to those categories of work that can be approved administratively.

**Section 319, EXPEDITED REVIEW UNDER DELEGATION TO HPO and Section 320, CATEGORIES OF WORK DELEGATED TO HPO, Chapter 3, HPRB AND CFA REVIEW OF WORK AFFECTING HISTORIC LANDMARKS AND HISTORIC DISTRICTS of Subtitle C, HISTORIC PRESERVATION, of Title 10, PLANNING AND DEVELOPMENT, of the DCMR is amended as follows:**

**319        EXPEDITED REVIEW UNDER DELEGATION TO HPO**

- 319.1        The Board may delegate to HPO its authority to review certain applications for work not likely to have a significant effect upon the historic character of designated properties. These applications shall not require individual referral to the Board.
- 319.2        The purpose of this delegation shall be to expedite the processing of applications for routine, minor, and compatible work so as to promote efficient administration of the Historic Protection Act in the general public interest.
- 319.3        Applicants shall qualify for expedited review only upon submission of sufficient information to support a determination that the proposed work is compatible with the character of the affected historic landmark or historic district. An applicant seeking expedited review shall submit all pertinent application materials required in §§ 304 through 310. HPO may reject for expedited consideration any application lacking proper documentation.
- 319.4        Applicants of a property subject to a conservation easement shall submit written

consent of the easement holder when requesting HPO permit clearance.

- 319.5 HPO shall review applications by applying written criteria adopted by the Board. These criteria shall include the design and construction standards in Chapters 20 through 29, as well as any design guidelines or policies adopted by the Board in accordance with § 2003.
- 319.6 HPO shall ensure that the Board's standards and guidelines are posted on the HPO website and are readily available to the public.
- 319.7 HPO shall maintain a public record of all approvals granted under this delegation of authority, indicating the address and type of work approved. HPO may provide regular notice of the cases approved under delegated review, either by mail or electronic mail to the public mailing list described in Chapter 32.
- 319.8 HPO may decline to review any application under delegated authority as it deems appropriate.
- 319.9 HPO shall provide public notice and schedule a discussion of the delegation of authority on the HPRB agenda on an annual basis. After hearing public comment, the HPRB shall vote to reauthorize, revoke, or amend its delegation of authority.

## **320 CATEGORIES OF WORK DELEGATED TO HPO**

- 320.1 HPO is delegated authority to review permit applications for the following types of work when consistent with the Board's standards and guidelines:
- (a) In-kind or compatible repair or replacement of masonry, woodwork, metalwork, siding, trim, and other architectural features;
  - (b) In-kind or compatible replacement of roofing, coping, gutters and downspouts;
  - (c) In-kind or compatible masonry pointing, cleaning, and waterproofing, except by sandblasting or other damaging methods;
  - (d) Window and door replacement;
  - (e) Creation or closure of window or door openings;
  - (f) Basement areaways and window wells;
  - (g) Rear decks;
  - (h) Roof decks and roof access stairs;

- (i) Skylights, solar installations, antennas, and satellite dishes;
- (j) Plumbing, heating, ventilating, air conditioning, and mechanical equipment and installations;
- (k) Utility meters;
- (l) Exterior lighting fixtures;
- (m) In-kind or compatible fences, retaining walls, steps, walkways, and garden features;
- (n) Patios, garden storage sheds, swimming pools, and similar private property features that do not affect historic character;
- (o) Awnings, canopies, signs, storefront renovations, and unenclosed sidewalk cafes;
- (p) Projection and public space permits, including occupation of public space for dumpsters, barricades, and other construction activities;
- (q) Building additions not exceeding 250 square feet in footprint or 500 square feet on two or more levels;
- (r) Construction of one story garages;
- (s) Removal or alteration of additions that do not contribute to historic character;
- (t) Alterations to non-contributing buildings that are compatible with the character of the affected landmark or district;
- (u) Work reviewed by the HPRB under the conceptual design review process and delegated to HPO;
- (v) Raze applications for buildings that the Board has determined do not contribute to the significance of a historic landmark or district, or that fall outside of a designation's defined period of significance;
- (w) Raze applications pursuant to an approval by the Board or Mayor's Agent;
- (x) Excavation, sheeting and shoring, underpinning, grading, blasting, and other ground disturbance;
- (y) Renewal, revision, supplemental, and temporary building or public space work permits, including temporary signs, scaffolding and other construction activities;
- (z) Other routine, minor, or compatible work consistent with the above;

- (aa) Subdivisions, except in the case of historic landmarks or theoretical buildings sites as provided in the D.C. Zoning Regulations, including:
- (1) Minor or insignificant lot changes compatible with the character of the property or its setting;
  - (2) Conversion of assessment and taxation lots to record lots; and
  - (3) Subdivisions required to implement a rehabilitation or construction project approved by the Board.

#### **PUBLIC COMMENT INFORMATION**

All persons wishing to comment on the subject matter of this proposed rulemaking should file comments in writing not later than thirty (30) days after the date of publication of this notice in the *D.C. Register*. Comments may be sent to Gretchen Pfaehler, Chairman, HPRB, c/o Steve Callcott, 1100 4th Street, SW, Suite 650-E, Washington, DC 20024, or to [steve.callcott@dc.gov](mailto:steve.callcott@dc.gov). Copies of these proposed rules may be obtained at the same address and on the Office of Planning website at [www.planning.dc.gov](http://www.planning.dc.gov).

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

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|                    |   |   |                  |
|--------------------|---|---|------------------|
| Property Address:  | 1313-1317 14 <sup>th</sup> Street, NW     | X | Agenda           |
| Landmark/District: | 14 <sup>th</sup> Street Historic District |   | Consent Calendar |
|                    |   | X | Concept Review   |
| Meeting Date:      | January 23, 2014                          | X | Alteration       |
| H.P.A. Number:     | 14-136                                    |   | New Construction |
| Staff Reviewer:    | Steve Callcott                            |   | Demolition       |
|                    |   | X | Subdivision      |

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Douglas Development Corporation, with plans prepared by Hickok Cole Architects, seeks conceptual review for alterations to two contributing buildings and construction of a third building on an adjacent vacant site. Technically, the new building would be an addition to the other two, as all three would be combined into a single lot.

**Property History and Description**

1317 14<sup>th</sup> Street is a three-story, brick commercial building constructed in 1888. It was designed by noted Washington architect Nicholas Grimm and its façade features extensive decorative brick work and corbelling. With the exception of its storefront and windows, it retains its original character and has a high degree of integrity. At the rear of the site, now connected by later additions, is a two-story brick carriage house that is roughly contemporaneous with the main building. The main building and the carriage house contribute to the character of the historic district.

1315 is a three-story masonry building constructed in 1889 as a commercial building with a dwelling above; its original designer is not recorded. Originally, the building featured a central masonry projection that was capped by a corbelled cornice and pyramidal roof; these features were removed by the mid-20<sup>th</sup> century. For many years, 1315 and 1317 were interconnected and occupied by the Star Laundry. While the building retains its overall form, it is highly compromised from its historic appearance.

1313 is a vacant site. Permit records indicate that it was occupied by a three-story brick dwelling dating from 1888 and designed by architect T.F. Schneider; it was likely converted to commercial use by the early 20<sup>th</sup> century. The building was demolished prior to the designation of the historic district.

**Project Description**

The project calls for restoring 1317, with a new storefront and replacement windows on the building and carriage house to replicate original conditions. A rear elevator shaft would be removed and demolition would be limited to non-structural elements. 1315 would be interpretatively rehabilitated, with a new projecting oriel bay in a contemporary vocabulary, a new storefront, reopening of bricked up windows, and a new cornice added. A fourth floor would be added, set back approximately 15 feet from the front façade, and a non-contributing rear addition removed. 1313 would be developed with a new four-story masonry building; its façade composition would have masonry framing a contemporary pattern of fenestration.

### **Evaluation**

The proposed treatment of 1317 retains important character-defining features of both the building and the carriage house. The window replacements replicate those shown in historic photos and are consistent with the Board's window standards (DCMR 10-C, Chapter 23). The historic images show that the building had two different storefronts within the district's period of significance: the earlier had brick piers with slightly recessed doors and storefront windows; the second had a fully-glazed projecting storefront. While there is no requirement that either of the two historic storefronts be precisely replicated, if a projecting storefront is to be incorporated, it should be compatible in its form and general characteristics to storefronts within the historic district. The proposed storefront projects less than a foot and has solid sides, both of which are unprecedented and at odds with the purpose of providing a three-dimension form on the front of a commercial building and to enhance perspective views into the store. As the design continues to be refined, the HPO recommends that the projection on 1317 be revised to increase its projection closer to the full 4 feet allowed and to include transparent sides.

The compromised integrity of 1315's façade provides a justifiable rationale for some flexibility from typical preservation and design standards, both in terms of façade treatment and the roof addition. While retaining the extant masonry elements of its façade, the recreation of the form of the missing projection in a contemporary vocabulary restores the building's original composition while being honest about the building's evolution over time. However, as with the projection on 1317, some additional refinements should be considered. Increasing the depth of the projection, bringing the projection down to the ground (as a projecting storefront window on the first floor), evaluating whether it should be slightly taller (to extend into the blank zone originally occupied by the cornice), and relating the pattern of fenestration and horizontal muntins to the string courses within the building could improve the compatibility of this new element to the underlying building. Finally, to provide balance to the new, contemporary character of the projecting bay, some additional thought should also be given to the treatment of the masonry portion of the building. More closely replicating the lost (but well documented) original windows, painting the extensively altered mottled brickwork, and developing a cornice detail that better relates to the masonry character of the building would enhance the remaining portion of the historic building.

The addition at 1313 is generally consistent with the principles cited in the Board's guidelines for additions and new construction, respecting the common setback and frontal orientation of commercial buildings on the street, relating to established patterns of massing and range of heights, and having a compatible sense of scale and proportions. While having a somewhat higher percentage of glass to masonry than is found on historic construction, the resulting design is not inharmonious with the surrounding commercial context or dissimilar to other new construction infill projects along 14<sup>th</sup> Street.

### **Recommendation**

*The HPO recommends that the Review Board find the subdivision and conceptual design generally compatible with the character of the historic district but that additional design refinement should be undertaken as outlined above.*