

Recommended ANC Resolution Regarding Proposed Development at 2434 16th Street NW

The Planning, Zoning, and Transportation Committee (the “PZT Committee”) of Advisory Neighborhood Commission 1C (“ANC1C”) recommends that the Commission adopt the following resolution, send it to the Historic Preservation Review Board (“HPRB”), and authorize the Chair of the PZT Committee to represent ANC1C before HPRB in connection with this matter:

WHEREAS, the project team for the Henderson House (“Henderson House”) development project located at 2434 16th St., NW has submitted design plans to HPRB for review of concept, height, and massing of a new residential condominium structure (hereinafter “The Henderson House Project”);

WHEREAS, the existing Henderson House building has been designated as a contributing element to the Meridian Hill Historic District; it deserves protection by HPRB;

WHEREAS, the historic district designation recognizes, and HPRB is legally required to preserve, the special architectural and landscape characteristics of the Meridian Hill Historic District;

WHEREAS, District of Columbia Historic Preservation Guidelines call for compatibility of new construction, with particular attention to setback, alignment with front facades of neighboring buildings, height, width, proportions, rhythm of doors and windows, roof shape, ornamentation, projections, and landscaping;

WHEREAS, the Meridian Hill Historic District Design Guidelines require that “particular attention should be paid to siting, massing, size, scale and materials;”

WHEREAS, the Meridian Hill Historic District Design Guidelines require that “alterations and new construction [be] designed with extreme sensitivity;”

WHEREAS, the Meridian Hill Historic District Design Guidelines state that: “Meridian Hill Park is the centerpiece of the neighborhood. Its physical and visual centrality necessitates that alterations to surrounding buildings take into consideration views to and from this nationally significant urban garden”;

WHEREAS, the façade of the current structure contains historic character-defining features of Henderson House and the Meridian Hill Historic District;

THEREFORE, it is the view of ANC1C that the Project, as currently proposed, though an overall positive proposal, should be revised to better ensure that the historic façade of the Henderson House is protected. The original façade should remain distinct from the addition to the building to ensure that it comports with the District of Columbia Historic Preservation Guidelines and the Meridian Hill Historic District Design Guidelines;

RESOLVED, that ANC1C calls on HPRB to:

Introduce architectural features for the new upper floors that will allow the historic façade to maintain its distinctive prominence from the addition to the building, including:

- Tiering of the building's new upper levels to ensure that the historic façade remains distinct from the addition to the building;
- Architectural features to the penthouse/mechanical structure to minimize its role in obstructing views and off-setting balance, including centering its location on the roof, maximizing its setback location, locating certain mechanical structures partially within floors below the roof, use of screening/surface material; and