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

Property Address:	3945 Connecticut Avenue, NW	X	Agenda
Landmark/District:	Tilden Hall Apartments		Consent Calendar
Meeting Date:	June 25, 2015	X	Concept Review
H.P.A. Number:	15-418	X	Alteration
Staff Reviewer:	Steve Callcott		New Construction
			Demolition
			Subdivision

Urban Investment Partners (UIP), with plans developed by Bonstra/Haresign Architects, seeks conceptual review for rehabilitation and construction of a five-story rear addition to the Tilden Hall Apartments. A landmark application is pending hearing by the HPRB at the June 25th meeting; the concept would only be heard if the property is found to meet the designation criteria and listed in the DC Inventory of Historic Sites.

Property Description

Tilden Hall is a five-story, mid-rise apartment building located at the corner of Connecticut Avenue and Tilden Street. Constructed in 1924 and designed in the Colonial Revival style by Washington architect Frederic B. Pyle, the building's V-shaped plan, setback, and ample landscaped grounds embody the "suburban" apartment building form, which arose in the District during this period. Connecticut Avenue, from Woodley Park to the District line, contains perhaps the largest collection of what were considered suburban apartment buildings in their day; Tilden Hall was one of the first of these constructed in Cleveland Park, and at the time, was also one of the neighborhood's largest new apartment buildings.

Proposal

The project calls for replacing the windows and entry doors with new wood units, and adding a five-story addition in the rear courtyard. The addition would be clad in cementitious panels with single light casement windows.

Evaluation

The rehabilitation plan has not been fully developed and should be coordinated with HPO to ensure consistency with the Board's guidelines and standards for window and door replacement.

While the proposal would alter the building's plan by enclosing the back courtyard, it would have a relatively minor impact on the public perception of the building. Due to the proximity of 3901 Connecticut Avenue to the south (a DC landmark), the addition would have almost no visibility from Connecticut Avenue and only minor visibility through the vacant lot to the east from Tilden.

The contemporary design has been developed to be clearly distinguishable but related in coloration to Tilden Hall. Recessed hyphen connections on either side of the addition will provide a separation from the original building. As the design continues to be developed, the compatibility could be improved through simplification of the wall cladding system to reduce the scale of its elements.

Recommendation

The HPO recommends that the Board find the concept for the addition to be consistent with the preservation act and delegate final approval to staff.