



Item #1

TO: Architectural Review Board  
FROM: Erik F. Nelson, Senior Planner *EF Nelson*  
DATE: 11 January 2016  
RE: **1200 Charles Street – Installation of mechanical equipment and screening features**

Anne R. Davron, Executive Director of Washington Heritage Museums, requests a Certificate of Appropriateness for the installation of mechanical equipment, to be screened by a section of wood fencing and a new stair rail. The City's architectural inventory dates this frame dwelling to c. 1772. Several additions date to the early nineteenth century.

The applicant proposes to install mechanical units in a small space adjacent to a set of steps at the north end of the building. This location will keep this modern feature away from the areas frequented by visitors as well as allow it to be substantially screened from the street by a simple railing.

This application should be considered within the context of the Secretary of the Interior's Standards for Rehabilitation, referenced in City Code Section 72-23.1.D.2, as follows:

1. The property use will remain a house museum.
2. The distinguishing original qualities of the dwelling will be kept intact.
3. The proposed alterations will not suggest an earlier period of construction. The new railing is appropriate to the period of construction.
4. The simple hand rail to be removed is functional, but clearly not part of the original construction. It is not historically significant and has not taken on significance in its own right. The new railing will be more integral to the stoop and stairs
5. The distinctive features of the house are being treated with sensitivity. The new mechanical units will not be visible to persons touring the house or walking in the garden.
6. Not applicable.
7. Not applicable.
8. Not applicable.
9. The proposed railing will effectively screen the mechanical units without causing harm to historic fabric. The necessary climate control equipment, appropriately screened, will be compatible with the scale, material, and character of the property and the neighborhood.
10. The proposed work does not impair the essential form and integrity of the historic structure.

Staff finds the proposed mechanical equipment to be well sited and appropriately screened and therefore architecturally compatible with the historic aspects of the Historic District. Staff recommends approval of three submitted drawings (undated).



1200 Charles Street

Center, two-story section is the original house.

The two 1 1/2-story wings are additions.

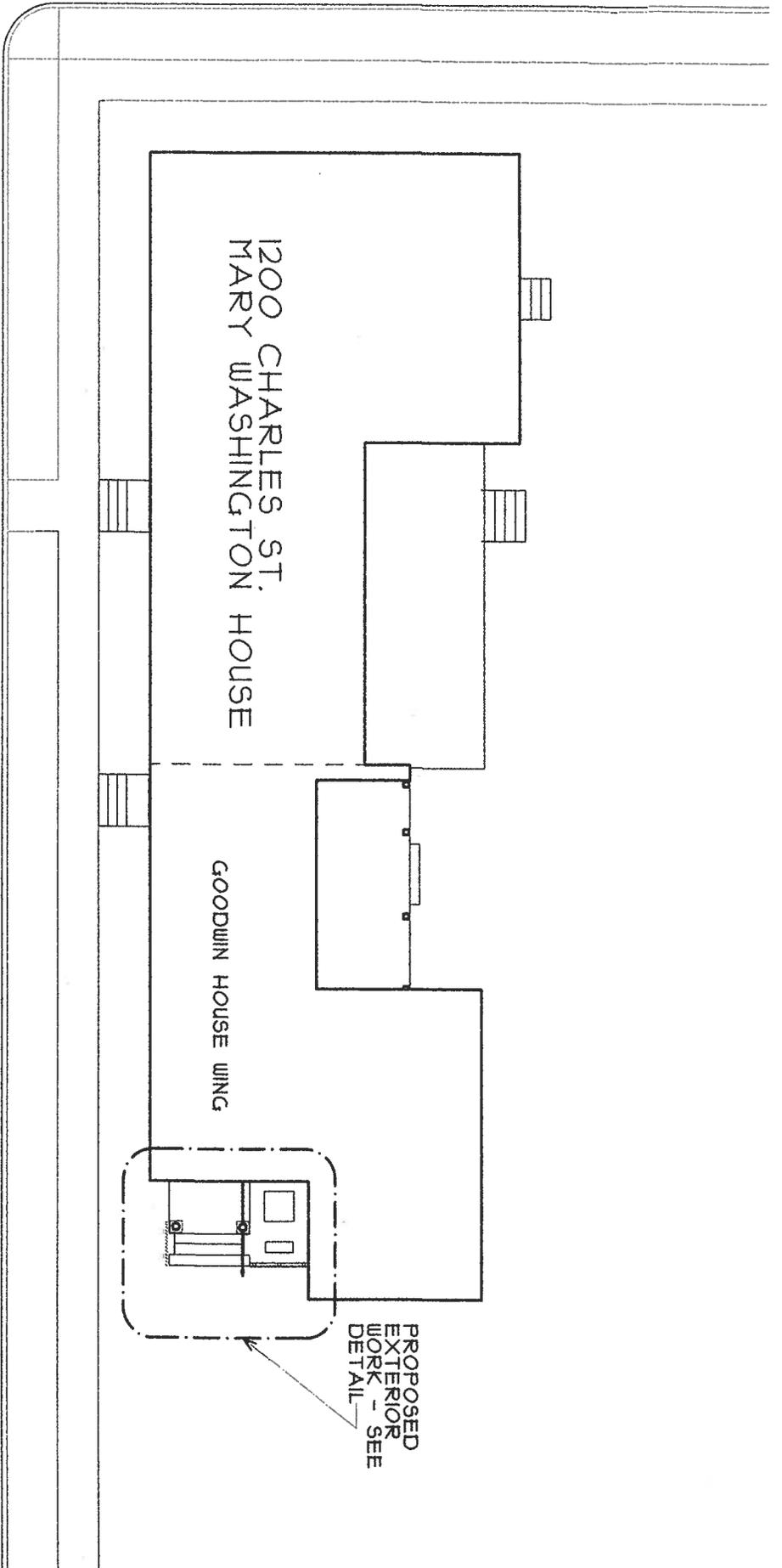


Mechanical units to be screened by steps and new railing.

Existing railing to be removed.

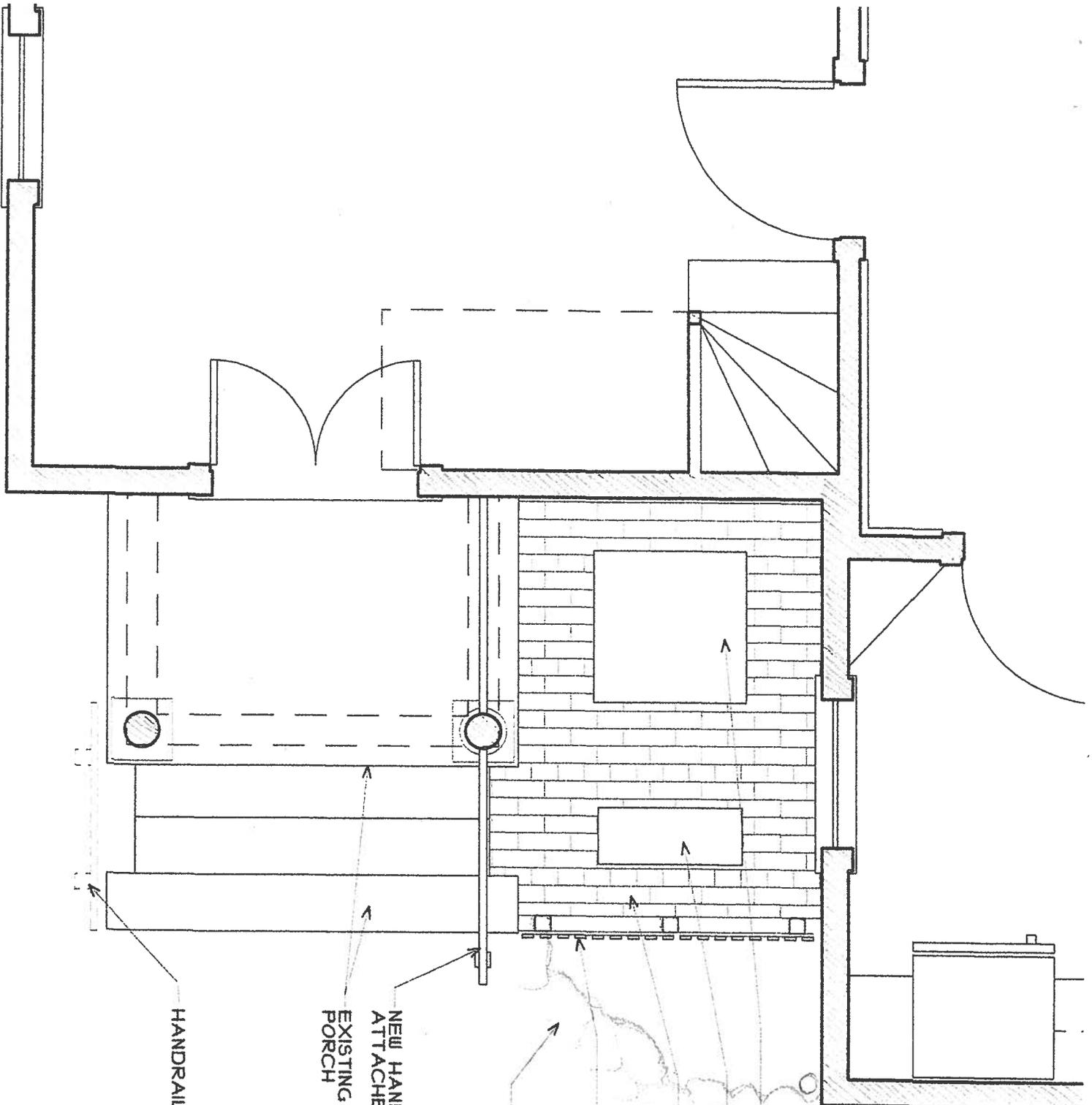
LEWIS STREET

CHARLES STREET



**1200 CHARLES STREET  
PROPOSED EXTERIOR ALTERATIONS**

1. REMOVE EXISTING HANDRAIL.
2. INSTALL NEW GUARDRAIL AND HANDRAIL ON ONE SIDE OF EXISTING STEPS TO PROVIDE BETTER HAND-HOLD AND TO SCREEN PROPOSED HVAC UNITS TO BE LOCATED BEYOND THE STOOP.
3. INSTALL SECTION OF FENCE AT GRADE LEVEL TO FURTHER SCREEN HVAC EQUIPMENT.
4. PROPOSED NEW FENCING WILL BE PAINTED WOOD, WITH PICKET PROFILE AND SPACING TO MATCH EXISTING.
5. PROPOSED NEW HANDRAIL WILL BE SUPPORTED BY A POST BEYOND THE STONE STEPS WHICH WILL BE UNDISTURBED.



HANDRAIL TO BE REMOVED

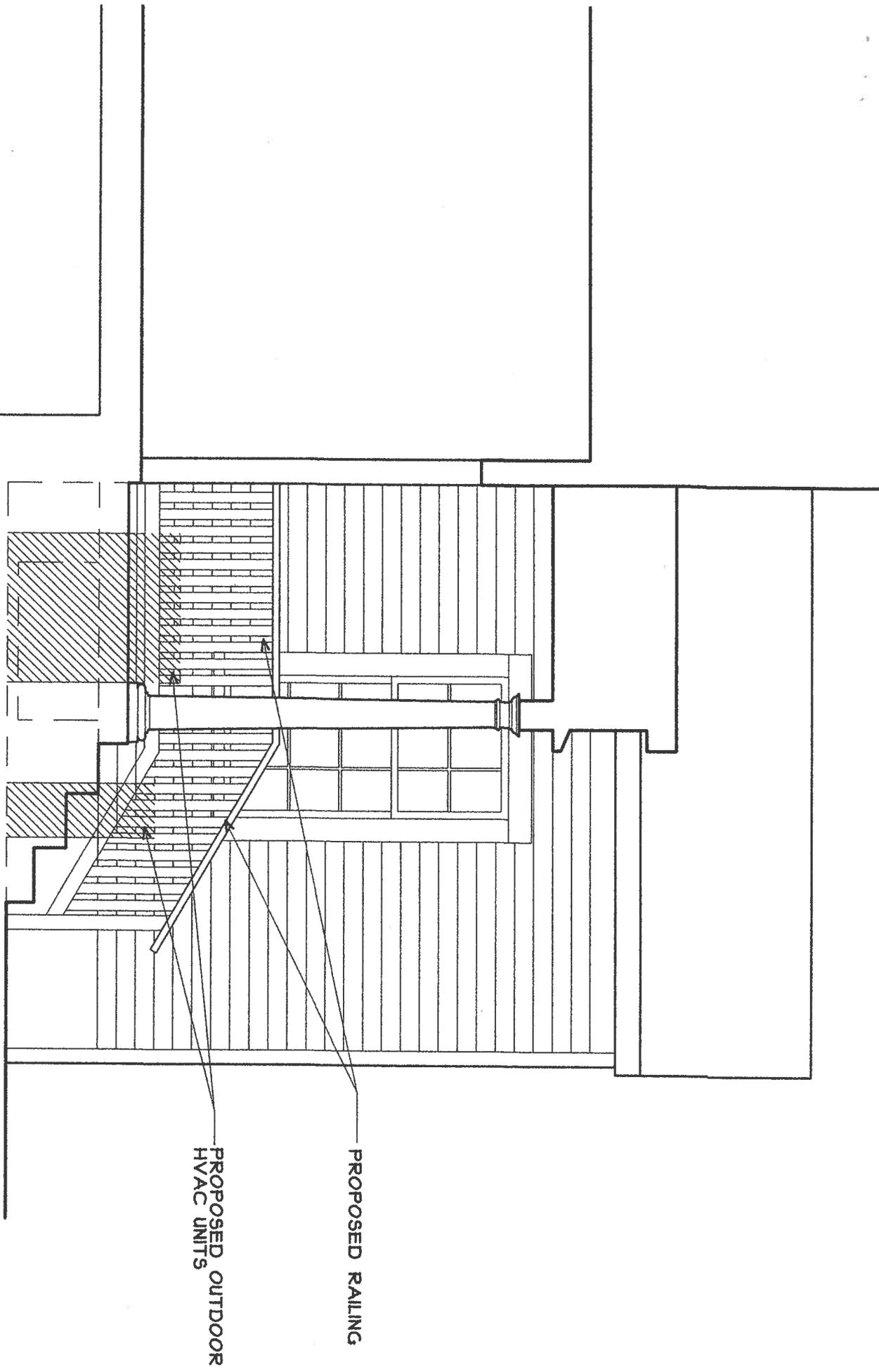
NEW HANDRAIL / GUARDRAIL  
ATTACHED TO WOOD COLUMN  
EXISTING STONE STEPS AND  
PORCH

PAINTED WOOD FENCE TO  
MATCH EXISTING WITH  
REMOVABLE PANEL TO  
ACCESS EQUIPMENT

STONE BORDER, PLANTING BED

HEAT PUMP OUTDOOR UNIT  
DUCTLESS SPLIT OUTDOOR  
UNIT

NEW BRICK PAVERS INSTALLED  
OVER SAND BED AND DRY  
WELL FOR CONDENSATE  
DRAINAGE



SECTION AT NORTH STOOP