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

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	900 11th Street, SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	February 26, 2015	<input type="checkbox"/> Alteration
Case Number:	14-527	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
	Frances McMillen	<input type="checkbox"/> Subdivision

Applicant Madison Investments with plans prepared by PGN Architects requests ongoing concept review for a multi-unit new construction project at 900 11th St SE in the Capitol Hill Historic District.

HPRB has previously found the general concept to be compatible but has asked for revisions to the design.

February 2015 Update

At the December 4th meeting, the Board adopted the staff report including the recommendations to add some visual interest to the south wall, better develop the landscaping plan, and study the use of projections. The Board asked that the applicant refine the design in the following ways:

- Further develop and design the penthouses and provide more detail
- Pull the south penthouse in from edge of building
- Clarify areaways and remove the ones on the corner bay at 11th Street
- Continue to develop the bay definition so that the rhythm is better expressed and understood
- Strengthen the corner in terms of design presence

Since the previous submission, the applicant has revised the plans such that:

- The panels on the south elevation are no longer a uniform color but will be a variety of shades in order to provide some visual interest to the exposed blank wall.
- The south penthouse has been pulled 4.5' in from the south wall and its roofline has been staggered further reducing the mass and prominence when viewed from the South.
- The areaways on the 11th Street side of the corner bay have been removed.
- More projecting bays have been added to the 11th Street and I Street elevations.

The introduction of projecting bays reinforces the rhythm of the fenestration and helps break down the mass of the buildings so that it relates better to the smaller scale development of much

of Capitol Hill. In the previous proposal, only the corner projected creating a strained relationship between it and the rest of the building. In the revised plans, the use of more bays helps to create a more unified building.

The entrance has been reworked so that projecting upper levels supported by piers create a covered entrance with a canopy. In this design the entrance is a focal point and is not dominated by the corner bay as in previous iterations.

The areaway plans show a curb and planted area around the window wells. As the project develops, the applicant should work with staff on the detailing of the landscape.

Recommendation

The HPO recommends that the Board find the concept compatible with the Capitol Hill historic district and delegate final approval to staff.