

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

Landmark/District:	Dupont Circle HD	<input checked="" type="checkbox"/> Agenda
Address:	2000 Florida Avenue, NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	March 24, 2016	<input checked="" type="checkbox"/> Alteration
Case Number:	16-258	<input type="checkbox"/> New Construction
Staff Reviewer:	Kim Elliott	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The American Geophysical Union, with plans prepared by Hickok Cole Architects, seeks conceptual design review for exterior alterations and interior renovations in an effort to achieve a “Net Zero” energy building.

Property Description

The building was built in 1996 for the American Geophysical Union, the largest organization of Earth and Space scientists, designed by Shalom Baranes Associates Architects. Based on its date of construction, it is non-contributing to the historic district. Post-modern in style, it is located at the edge of the Dupont Circle Historic District on the corner of Florida Avenue and 20th Street. It is surrounded by a mixed context of large non-contributing office buildings and smaller-scale contributing commercial and apartment buildings.

Proposal

The project calls for a full renovation to achieve net zero energy use through new penthouse and roof elements including a 16’ tall photovoltaic array structure on a projecting roof canopy, an accessible roof terrace, window replacement, and alterations to the façade.

Evaluation

The proposed alterations eliminate many of the post-modern design details in a targeted way, through subtle color changes to the brick, window replacement with simpler lines, and minimizing the projecting masses. The most consequential design move is the addition of a canopy structure on the roof that would project 4’ beyond the building face with an open, exposed structure supporting the photovoltaic array. The structure would be supported with pre-weathered steel panel-clad columns designed in an organic framework for the thin canopy. The structure would emphasize the size and breadth of the roof structure but in a light and open manner. The design of the underside of this structure—color, details, reflectivity, lighting—will be important as the project develops.

Given the extremely varied context on the edge of the historic district, its relatively lightweight, high-quality architectural design, and its construction atop a non-contributing building, the proposed canopy could be uniquely compatible in this location. While obviously different in character and scale, the roof top feature would provide a distinctive profile that could be seen as

a contemporary response to the historic roof towers and turrets that are common in the historic district, such as on the President Madison Apartments across the street (1908 Florida Avenue), which centers around the design feature of two towers with articulated roof overhangs in the Italian Villa style that make it a presence at the corner.

The design team will also be addressing the way the building incorporates the public space at the corner of Florida and 20th Street to make it more user friendly and inviting.

Recommendation

HPO recommends that the Board find the design concept to be worthy of further development and generally compatible with the building and its location in the historic district. This recommendation is intended not to provide final approval and delegation to staff, but to provide the applicants general direction while they continue to work with DDOT and other agencies on the allowance for extending the canopy structure beyond the building line.