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

Property Address:	1341 14th Street, NW	X	Agenda
Landmark/District:	14th Street Historic District		Consent Calendar
Meeting Date:	February 23, 2017	X	Concept Review
H.P.A. Number:	17-081	X	Alteration
Staff Reviewer:	Steve Callcott	X	New Construction
			Demolition
			Subdivision

Metropolis Development Company, with plans prepared by Bonstra/Haresign Architects, seeks on-going conceptual design review for construction of a seven-story retail and residential building in the 14th Street Historic District. The project would have its primary residential frontage on Rhode Island Avenue; its frontage on 14th Street would incorporate the one-story Barrel House Liquor building.

When reviewed last month, the Board was supportive of the project's massing but found that the overall use of materials should be simplified, that the detailing on the top two floors should be lighter in weight and/or color, and that possibly the top floors needed to be set back further. It was also suggested that the residential entrance element be more fully integrated into the building's design and that the cantilevered projection on the 14th Street elevation continue to be studied to improve its compatibility atop the retained Barrel House storefront.

Revised Proposal

The revisions include:

- 1) A lighter color palette for the top floor and penthouse, removal of this lighter color from the underlying floors, and a less contrasting wood accent panel;
- 2) An increase in the recess of the seventh floor on the Rhode Island Avenue elevation from 5'0" to 8'0", and the introduction of a 1'0" recess for this floor of above the corner building and on 14th Street;
- 3) A revised, less differentiated residential entrance on Rhode Island that uses the same brick as the rest of the building, and reductions in the depth of the raised public space planters;
- 4) The development of an alternative 14th Street elevation that eliminates the 2'0" projection of the metal bay above the Barrel House storefront.
- 5) Additional brick detailing.

Evaluation

The revisions respond to the Board's suggestions to simplify the building's design. The lighter colors, less contrasting wood panels and modest setbacks help ground the first six floors and minimize the top two. The use of the same color brick and detailing as the rest of the building better integrates the entrance element. The elimination of the 2'0" projecting oriel bay on the 14th Street elevation (option 2) diminishes the floating/cantilevered quality

above the Barrel House storefront and sign, allowing those historic elements to be slightly more prominent.

Recommendation

The HPO recommends that the Review Board find the revised concept to be compatible with the character of the historic district, and delegate final approval to staff.