

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

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Property Address:	<b>2000-2002 11<sup>th</sup> Street NW</b>	Agenda
Landmark/District:	<b>U Street Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>October 22, 2015</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>15-535</b>	New Construction
Staff Reviewer:	<b>Anne Brockett</b>	<b>X</b> Alteration

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At its October 1, 2015 meeting, the Board reviewed a concept design to demolish a non-contributing, two-story building and construct a 10-story residential tower added to the iconic Industrial Bank building at the corner of 11<sup>th</sup> and U Streets NW. In response to the Board's comments and recommendation, Neighborhood Development Company, working with Bonstra/Haresign and Freelon Architects, has revised the concept and seeks further review by the Board.

**Project Description**

Rather than the previously proposed 5-story continuous cantilever over the historic bank, the design now features three independent bays on the U Street side and one on 11<sup>th</sup> Street. The U Street bays project four feet over the bank on floors five through nine. Each bay is 20 feet wide, including glass-railed balconies, and is capped with a terrace for the 10<sup>th</sup> floor residents. The 11<sup>th</sup> Street bay extends from the fourth floor through the ninth floor and measures four feet in depth and 16 feet in width, including balconies.

Other changes include setting back the 10<sup>th</sup> floor by a foot to provide a bit of relief on the U Street elevation and refining the design of the 11<sup>th</sup> Street elevation on the lower floors.

**Evaluation**

In its previous review, the Board objected to the massing of the building, particularly as it addressed the bank, but approved the height and general approach to the 11<sup>th</sup> Street facade. The Board further directed the design team to simplify the U Street facade, strengthen the 11<sup>th</sup> Street lower level facade and entry design, and better accommodate the historic bank cornice.

The revisions are successful in addressing the comments and concerns. The proposed oriels not only break down the mass of the projection over the bank, they alleviate the planarity of the U Street facade, providing welcome surface articulation. The shallow, intermittent oriels are much more sympathetic to the scale of the historic bank building and the district as a whole. Bay projections of this type have been approved by the Board when they do not overwhelm the building below, which is the case here.

Most importantly in redesigning the overhang, the new renderings show no projections at the southeast corner, where the new and old buildings intersect. Additionally, the 11<sup>th</sup> Street bay features open balconies on its south side, further alleviating perceived weight at this corner. The applicants studied the idea of extending this bay to grade, but determined that this would add to the building's already strong verticality. Instead, the bay was lowered by one floor, which brings a major horizontal feature down to a human scale and also helps address the termination of the bank cornice by having another horizontal at a similarly low height.

Below the 11<sup>th</sup> Street bay, the façade has been reworked to incorporate fenestration to match the rest of the design and now features a pedestrian-scaled storefront bay, typical of buildings in the U Street Historic District. Separating the former bulky canopy into a single projecting bay for the retail component and a discreet canopy for the residential entrance represents a further improvement to the streetscape.

With the adjustments to the design, the project has addressed all preservation concerns and provides an appropriate backdrop to the bank. While the staff will continue to work with the applicants on details such as fenestration design, railing material and placement, and façade materials, the concept is compatible with the historic district and consistent with previous Board approvals

**Recommendation**

*The HPO recommends that the Board find the concept to be compatible with the U Street Historic District and consistent with the Act and delegate final review to staff. The Board's recommendation should not be constructed as endorsement for any necessary zoning relief.*