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

Property Address: **1301 11th Street NW**
Landmark/District: **Shaw Historic District**

Meeting Date: **July 1, 2021**
H.P.A. Number: **21-221**

Agenda
 Consent Calendar
 Concept Review
 Permit Review
 Alteration
 New Construction
 Demolition
 Subdivision

The property owner of the lot at 1301 11th Street NW, Trustees of New Bethany Baptist Church, together with the applicant, Shaw Ventures LLC, seeks continuing concept review for construction of a new 4-story multi-family residential building. The site is currently a surface parking lot in the Shaw Historic District. Plans were prepared by Eric Colbert and Associates. The Board originally heard this case in March 2021.

Property Description and Prior Review

The site is a large record lot at the northeast corner of 11th and N Streets with a 14-foot alley to the north. To the east on 10th Street is New Bethany Baptist Church built in 1902 in the Romanesque Revival style with a corner bell tower embraced by two over-sized gables fenestrated by arched windows. At the March meeting, the Board found the general height and mass for a new four-story masonry building with setback penthouse to be appropriate for this site but that revisions were needed to break down the porch/bay projections on the N Street elevation, to address the visibility of the parking area to the north of the building, to reduce the size of the areaway on the south and west of the building, and to simplify the materials and fenestration.

Revised Proposal

The applicants have modified the projection on the N Street elevation by breaking it into three distinct projections each a little over 14 feet in width. These projections incorporate the basement units. The areaway is now broken up into individual sections by the projections and it has been removed from the west elevation so it no longer wraps the corner. The palette of materials used on the primary elevations has been reduced and two brick garden walls have been added to screen the view of vehicle parking on the north side of the building.

Evaluation

The revisions are a positive response to the recommendations of the Board. Mostly importantly the projections on the south elevation and the reduction in materials produce a rhythm and scale compatible with the character of the historic district and its streetscapes of rowhouse projections. The areaway is now broken up by the projections so that, in combination with landscape screening, they do not visually undermine the base of the building.

Recommendation

The HPO recommends that the Board find the revised concept for a new 4-story building at 1301 11th Street NW to be compatible with the Shaw Historic District, consistent with the purpose of the preservation act, and that final approval be delegated to staff

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