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

Landmark/District:	Strivers Section Historic District	<input type="checkbox"/> Agenda
Address:	1706 Florida Avenue, NW	<input checked="" type="checkbox"/> Consent Calendar
Meeting Date:	October 25, 2018	<input type="checkbox"/> Alteration
H.P.A. Number:	18-510	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Subdivision
		<input checked="" type="checkbox"/> Conceptual Design

Sean Ruppert (Opal DC), with plans prepared by GPS Designs, seeks conceptual design review for construction of a three-story house on a vacant site in the Strivers Section Historic District. The site is a wedge-shaped parcel formed by the oblique intersection of Florida Avenue and V Street. The lot abuts a row of three three-story brownstone Romanesque rowhouses that face Florida to the east; the houses were built as a coordinated row by builder/architect E.D. Frasier in 1891. In the same year, Frasier also built a row of three coordinated houses on the block facing 17th Street, the end units of which have matching turrets.

Proposal

The project calls for construction of a traditionally-inspired, three-story masonry building that would feature a three-story masonry bay housing the entrance facing Florida and a metal-clad bay on V Street. The roof at the corner would be punctuated with a turret.

Evaluation

The design has been developed to relate to the character of this block's Romanesque rowhouses using a similar language of heavy masonry and a corner tower but without copying specific features of the adjacent rows. The higher proportion of glazing in the two bays will simultaneously lighten the visual weight of these projections while also helping distinguish the building as new construction.

As the design continues to be developed, it is recommended that the bay projection on Florida Avenue be pulled at least 18" from the adjoining property; this would allow windows to be installed on the east side of the bay on floors 2 and 3, in lieu of having a blank wall. Further, it is recommended that the extent of projection be reduced from 4 feet to 3 feet; this would ensure that the projection won't extend further than the 3-foot oriel windows and bay of the other houses on this row. Finally, the materials (including their scale and coloration) and detailing will be important for achieving compatibility with the context, and should be developed in consultation with HPO.

Recommendation

The HPO recommends that the Board find the concept compatible with the character of the historic district, contingent on the refinements to the size of the projecting bay on Florida Avenue, and delegate final approval to staff.