

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

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Property Address:	<b>1800 Columbia Road NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Washington Heights Historic District</b>		Consent Calendar
Meeting Date:	<b>January 26, 2017</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>16-388</b>	<b>X</b>	New Construction
Staff Reviewer:	<b>Anne Brockett</b>		Alteration

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Working with Eric Colbert & Associates, P.N. Hoffman and Potomac Investment Properties return to the Board with a revised concept for construction of a new retail and residential building at 18<sup>th</sup> Street and Columbia Road NW in the Washington Heights Historic District.

The Board reviewed this project in June and October 2016 and ultimately found the project compatible in setback, massing, and scale but requested more design detail, a less geometric treatment of the plaza, and better engagement at the street level, particularly for the red brick portion of the building.

**Project Description**

The design is unchanged in its overall form and aesthetic approach; however several changes address the Board's comments, as follows:

- Storefront details have been refined for the red brick building to feature colonettes, riveted lintels, and alternating panels of decorative grills and patterned brickwork above each transom.
- Metal spandrel panels have been added on the bays of the 5-story portion facing 18<sup>th</sup> Street.
- The scale of masonry units has been reduced at street level on the buff brick portion of the building.
- The cornice on the penthouse has been eliminated.
- The uppermost string course (at the window lintel level) has been discontinued between the 5-story and 4-story portions of the building.
- The positions of several string courses have been adjusted to ensure they align with either window sills or lintels.
- Decorative brickwork has been added throughout the buff brick portion for articulation and visual interest, including basket weave panels at the parapet and between the 2<sup>nd</sup> and 3<sup>rd</sup> floors and zig-zag masonry at the storefront level and 6<sup>th</sup> floor.
- The garage entrance is framed by an inset row of bricks and panel of Flemish bond bricks with projecting headers.
- The plaza design includes more organic paving patterns, circular planters, and a marker for the Knickerbocker Theater that once stood on the site.

New developments include adding retractable awnings over each opening on the penthouse floor and placing a mechanical enclosure on the roof of the red brick building.

**Evaluation and Recommendation**

As previously determined the proposal is compatible within its context. The enhanced designs shown in this set of plans enliven the building's facades, help scale down the northern end of the building where it abuts the historic facades on 18<sup>th</sup> Street, better address the streetscape at the pedestrian level through a breakdown of large building components and uniform materials, and provide a more welcoming plaza. The two new changes are compatible with this new construction.

*The HPO recommends that the Board find the concept compatible with the historic district and consistent with the purposes of the preservation act and delegate final approval to staff.*