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

Landmark/District: **Shaw Historic District**
Address: **1435 11th Street, NW**

Meeting Date: **February 24, 2011**
Case Number: **10-465**
Staff Reviewer: **Eldra D. Walker**

Agenda
 Consent
 Concept
 Alteration
 New Construction
 Demolition
 Subdivision

Architect Alfred Liu returns to the Board seeking conceptual approval for the construction of a three-story plus cellar multi-unit structure on the existing vacant lot at 1435 11th Street, NW.

Proposal

Since last presented, the proposal has been revised reducing the height of the proposed building to three stories above a raised basement. Historic buildings throughout the district have inspired the proposal's traditional design and choice in materials; the masonry clad building will feature a two and a half story round bay, corbelled cornice, and punched window and door openings. A primary walkway will lead to the cellar and upper levels stairs, creating a landscaped area in the front yard. Rear balconies and a cellar level patio highlight the rear elevation.

Evaluation and Recommendation

The Board encourages new construction in historic districts that is contextually compatible. This proposal, which is inspired by the traditional row-house form, is compatible with the context in terms of height, scale, and materials. The building's proposed height - one story above its historic neighbors - is consistent with the Board's guidelines "New Construction in Historic Districts" which state "A new building built in a street of existing buildings with varied heights should not be significantly higher or lower than its neighbors." The use of brick, stone trim and wood windows is consistent with the guideline's direction that "where most or all of the buildings on a street use the same exterior materials, the new building should normally use those or similar materials." Removing the glass penthouse levels from this proposal resolves the issues with the building's massing and design composition.

As the design continues to be developed, the following refinements should be made:

1. The exposed CMU retaining walls should be parged. CMU is not a traditional building material in historic districts; leaving the retaining walls exposed would not be appropriate.
2. The dimensions of the cellar level window well need to be indicated on the drawing. The window wells should be kept to the minimum dimensions required by code and should not be proportionally larger than the upper story windows.
3. The electric meter boxes should be placed inside the building or beneath the primary stair.

The HPO recommends that the Board approve the proposal as consistent with the purposes of the Act and delegate final review to staff.