

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

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Property Address:	<b>1826 11th St, NW,</b>	<b>X</b>	Agenda
Landmark/District:	<b>U Street</b>		Consent Calendar
Meeting Date:	<b>October 25, 2012</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>12-521</b>		Alteration
Staff Reviewer:	<b>Kim Elliott</b>	<b>X</b>	New Construction

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The architect James Phillips of Workshop t10 on behalf of the owner 1826 11<sup>th</sup> Street NW LLC, seeks conceptual design review for new construction of a three-story row house plus basement.

**Proposal**

The proposal calls for demolition of an existing non-contributing two-story flat front row house and construction of a new modern three story row house with basement.

The new building will be a modern flat roof row house infilled between a contemporary three-story brick building (built within the last few years and approved by the HPRB) and a historic, 1880s, two-story row house with a one-story projecting bay front. The new construction will include three stories above grade, a lower level basement, and a roof deck set back from the main façade. The front elevation composition is comprised of a projecting brick bay at all three floors enclosing open air balconies and aluminum storefront window system extending vertically over the front door. The material palette includes brick, dark wood, and aluminum composite metal. The rear elevation maintains the same materials with balconies extending the full building-width at each level with aluminum storefront sliding window system, double doors, and metal railing system. At the roof, a penthouse roof access and metal guard rail are visible from the rear elevation.

**Evaluation**

The applicant has been working with HPO to develop the elevations revising scale, proportions, and materials as well as the building's relationship to the neighboring context. Overall, the project is on a positive path reinterpreting the row house typology through contemporary materials and construction techniques. While the proposed height, scale and mass of the building are appropriate --with the third story cornice and the clearstory roofline matching the south and north neighbors respectively -- the elevation composition and material articulation could benefit from additional study.

Specifically, the HPO recommends that the architect study recalibrating the proportions of the glazing and re-examining solid vs. void to improve the façade's compatibility with the surrounding historic context, and examining the large commercial windows in the projecting bay, the front door assembly, and the vertical storefront system over the front door so that they share more of the same vocabulary. A stronger brick return on the left side of the front of the elevation would help hold that corner and be an anchor for the proposed large expanse of glass, and the distribution of brick on the bay front should be restudied so it does not look so top-heavy. Revisions in these areas would provide a greater consistency of design and articulation, and an improved relationship with the historic district.

**Recommendation**

*The HPO recommends that the architect continue to study the proposed façade composition and materials, as suggested above, and return to the Board when appropriate.*