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

Property Address:	915 F Street NW	() Agenda
Landmark/District:	Equitable Co-Operative Building Association (Interior Landmark)	(x) Consent Calendar
ANC:	2C	() Denial Calendar
Meeting Date:	January 26, 2012	(x) Concept Review
H.P.A. Number:	12-161	(x) Alteration
Staff Reviewer:	Brendan Meyer	() New Construction
		() Demolition
		() Subdivision

The applicant, Sacha M. Rosen as agent/architect for building owner Douglas Development Corporation, seeks concept review for a two-story rear addition to the Equitable Co-Operative Building Association, a designated historic landmark. Plans were prepared by R2L: Architects, PLLC

Property Description and Context

The Equitable Co-Operative Building Association, a landmark with interior designation of its banking hall, is a monumental scaled, one-story bank building in the classical revival style. It was built in 1912 and features 4 marble Ionic columns *in antis* supporting a flat entablature. The tall front entry is protected by large sliding bronze doors and leads to an interior vaulted banking hall illuminated by a large skylight. Other decoration includes plaster Corinthian pilasters and cornice, mahogany wainscoting and millwork, and a Tennessee marble floor. The banking hall is protected by an interior designation.

The rear exterior is generally utilitarian. Its most prominent feature is a two-story, rear wing that houses the original Board Room and a non-original addition. Due to the tight confines of the narrow alley and surrounding taller buildings the peaked roof of the banking hall skylight is only slightly visible.

Proposal

A two-story addition will be constructed on top of the rear two-story wing and top off 50 feet above grade which is about four feet above the peak of the banking hall skylight. At the rear wall an elevator over-run will project six feet higher. The rear elevation will be clad in large masonry units with three stories of fenestration of casement and fixed windows.

Evaluation and Recommendation

The concept design for the rear addition is compatible in size, location, and overall material use and detailing. Demolition will be limited to non-historic, non-character defining elements, and the addition will have no impact on the designed front elevation or the designated interior banking hall. The increased height of the rear addition will not be visible from any view along F or 9th Streets and will not obstruct the large skylight which allows natural light to bathe the banking hall in diffused natural light.

Recommendation

The HPO recommends that the Board approve the concept for a two-story rear addition on top of the existing rear wing to a total height of 50 feet above grade at 915 F Street NW as consistent with the purposes of the preservation act and delegate final approval to staff.

No part of this recommendation shall be construed as a recommendation for approval or disapproval for any necessary zoning relief or interpretation.