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

Property Address:	411 New Jersey Avenue, SE	X	Agenda
Landmark/District:	Capitol Hill Historic District		Consent Calendar
Meeting Date:	July 28, 2016	X	Concept Review
H.P.A. Number:	16-521		Alteration
Staff Reviewer:	Steve Callcott	X	New Construction
			Demolition
			Subdivision

The National Democratic Club, with plans prepared by Nelson Architects, seeks conceptual review for construction of a three-story conference and office building on a vacant site in the Capitol Hill Historic District.

Property Description

The vacant site is a de facto corner lot by virtue of being adjacent to a railroad easement that extends immediately north of the property. To the south is a three-story-plus-mansard roofed rowhouse and a coordinated row of four three-story Second Empire houses.

Proposal

The project calls for constructing a three-story office building to be clad in brick with a stone foundation. The façade would be symmetrically composed with a centered double door entrance flanked by paired casement windows on the first floor, a series of five casement windows on the second floor, and an attic story differentiated with ganged windows separated by piers. The window and door surrounds, proposed to be of precast, would project from the wall plane to form three-dimensional frames around the openings; the piers and enframing walls of the attic story would also be precast. The side elevation would have a shallow projecting bay facing north and would angle back to follow the property line; the third floor would contain a large terrace set into the mass of the building. The side and rear elevations would be finished in the same materials and have a commensurate degree of detailing as the façade.

Evaluation

The design has a classical dignity that is appropriate for a small office building close to the Capital while also having a height, scale and material use that relates well to the residential character of the surrounding historic district. The applicant should continue to work with staff on the design and detailing of the doors, windows and window surrounds.

Recommendation

The HPO recommends that the Review Board approve the concept as consistent with the purposes of the act, and that final approval be delegated to staff.