HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Landmark/District: **Capitol Hill Historic District**   ( ) Agenda
Address: **1101 Pennsylvania Ave SE**   (**X**) Consent
                                                                   (**X**) Concept
Meeting Date: **June 23, 2016**   (**X**) Alteration
Case Number: **16-308**   ( ) New Construction
Staff Reviewers: **Steve Callcott**   ( ) Demolition
                                                                   ( ) Subdivision

Applicant Perseus Realty, with architectural plans prepared by Hickok Cole Architects and a preservation plan prepared by EHT Traceries, seeks on-going concept review for an addition to and infill construction incorporating the remaining facades of 1101 and 1115 Pennsylvania Avenue SE, in the Capitol Hill Historic District.

When reviewed in April, the Board found the project to be generally compatible with the Capitol Hill Historic District but asked that the hyphen element between the historic facades, the color of the masonry and glass, and the number of materials and setbacks be further studied.

Proposal
The plans have been revised to include changes in the color of the brick and metal panel systems, substituting warmer, lighter tones for the dark grey previously shown. The third floor atop the retained facades would also be finished in the same brick as the new construction rather than trying to closely relate to the color of the existing brick. The hyphen element between the facades has been raised to three stories in height, the projecting oriel replaced with a flat wall with punched openings, and the prominent entrance replaced with a projecting storefront window. The oriel projection in the new construction element on Pennsylvania Avenue has been lowered to the ground to provide a stronger entrance to the retail use and to provide further distinction between it and the adjacent recessed residential entrance.

Evaluation
The revisions address the concerns raised and improve the compatibility of the proposal.

Recommendation
The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District and delegate final approval to staff.