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

Landmark/District:	GWU/West End Historic District	<input type="checkbox"/> Agenda
Address:	515 22nd Street NW	<input checked="" type="checkbox"/> Consent
ANC:	2A	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	July 25, 2019	<input type="checkbox"/> New Construction
Case Number:	19-457	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Insight Property Group with plans prepared by Eric Colbert & Associates seeks concept review for renovation of a large apartment building and construction of a one-story roof addition.

Property Description

This eight-story building was designed in 1940 by architect Raymond Moore in a neo-classical/art moderne style. While designed as an apartment building, it was leased to the Federal Government prior to completion has served as office space ever since, most recently for the State Department. The building is a contributing to the George Washington University/West End Historic District.

Proposal

The new owner will be renovating the entire building, returning it to its original intended use, with 158 residential units. The project will also include full restoration of the entrance lobby, adding fire stairs and new areaways for basement level units, and adding a one-story addition to the roof for amenity spaces. The original brick penthouse structure at the roof will remain with the elevator overruns extending 1'-3" above. The roof addition would include a fitness center, business center, clubroom, and restrooms; these enclosed areas will extend to the south and east of the existing penthouse. Two new terraces will be added at the west and east sides of the roof. A wood pergola is proposed over a portion of the west terrace. All windows will remain and exterior wall surfaces will be repaired where existing wall-mounted fire, lighting, CCTV are removed or replaced.

Evaluation

The new areaways and the new rooftop addition represent the majority of the exterior work. The rendering illustrates two new fire stairs creating large areaways located on either side of the main entryway. Due to their location so close to the front door, it is important that these new areaways be obscured by sufficient hedges/plantings and the required railing should be as minimal as possible and painted white—as depicted in the proposed drawings. To minimize further use of railings at the front of the property, the other areaways created for light into the basement units should be treated with grills and plantings, instead of railings.

At the roof, the roof terrace areas and the penthouse addition have been set in 11'-4" from all sides of the building, with the east end terrace being set in 4' on all sides. The architect has worked with HPO to ensure the roof of the addition does not exceed the height of the original penthouse structure by locating screened mechanical equipment to the side instead of on top of the roof. The addition is visible from multiple views; however, the views are primarily from long views and do not negatively impact the historic district.

HPO recommends that the wood pergola be designed in the same materials and detailing as the rooftop addition so that the additional elements are all of the same architectural vocabulary. HPO also recommends that the railings for all of the roof terraces be glass rather than metal.

Recommendation

The HPO recommends the Board find the project to be compatible with the George Washington University/West End historic district, and that the design of the rooftop addition and pergola continue to be refined as above, and that final approval be delegated to staff.

Staff contact: Kim Elliott/Anne Brockett