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

Property Address:	1050 21st Street, NW	Agenda
Landmark/District:	Thaddeus Stevens School	X Consent Calendar
		X Concept Review
Meeting Date:	June 25, 2015	X Alteration
H.P.A. Number:	15-219	X New Construction
Staff Reviewer:	Steve Callcott	Demolition
		X Subdivision

The applicants, Akridge Real Estate Services, Argos Group Real Estate Development and the Ivymount School, seek on-going conceptual review for rehabilitation of the landmark Stevens School and construction of a ten-story commercial office building on the rear portion of the school's lot and an adjacent corner lot. Architectural plans have been prepared by Martinez and Johnson Architects and a preservation plan prepared by EHT Traceries.

When reviewed in April, the Board commended and approved the applicant's preservation plan, approved the general height and mass of the new construction, and found the proposed lot consolidation subdivision to be compatible. The Board asked the applicants to revise three aspects of the design -- eliminating the cantilever over the rear wing of the school, continue to study the narrow walkway between the school and new construction, and to eliminate the screen wall of the roof terrace that was found to compete with the roofline of the school.

Revised Proposal

The proposal has been revised to respond to the Board's concerns. The angled element that previously cantilevered over the school has been pulled back 17+ feet from its previous dimension and has been made rectilinear in shape. In addition to the cantilever being removed, the first floor gallery has been pulled back from the school, so that the light court created above continues down to grade. The courtyard garden in front of the school has been widened to incorporate the area previously devoted to the walkway between the buildings. The change provides a more generous courtyard that extends the setting of the school and eliminates the long narrow passage between the buildings. The roof top screening element has been pulled substantially back from the outside face of the building so that it no longer will rise above the roofline of the new construction or be seen above the school.

Recommendation

The HPO recommends that the Board find the revised concept to be compatible with the landmark and to delegate final approval to staff.