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

Property Address:	1700 H Street, NW	Agenda
Landmark/District:	Metropolitan Club	X Consent Calendar
		X Concept Review
Meeting Date:	November 16, 2017	X Alteration
H.P.A. Number:	17-487	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

The Metropolitan Club of Washington returns for on-going conceptual design review for a one-story addition to the roof of its landmark building to accommodate a function space and reconfigured mechanical equipment. A terrace would wrap the addition on the north, east and south.

When reviewed in September, the Board found the general concept for massing and height to be compatible, but asked for more information, including elevations, a section drawing, material selection and detail drawings. As well, the Board concurred with the HPO report that encouraged study of further lowering the height of the addition.

Revised Proposal

As before, the addition would be clad in a simple skin of glass with metal structural supports. The portion of the penthouse concealing mechanical equipment (on the west portion of the roof) would be clad in opaque glass; the function space on the east portion of the roof would be finished with vision glass. The building's masonry parapet would serve as the railing for the roof terrace.

As suggested, the height of the glass enclosure has been further reduced from 16' to 14'8" and more detailed drawings developed. While not indicated on the new plans, the applicants have confirmed that the wall of the mechanical penthouse that would extend above the glass enclosure would be of limestone or pre-cast stone to visually relate to the landmark's limestone trim.

Evaluation

While still at the concept design stage, the revised plans provide greater clarity as to the detailing, proportions, and material use of the roof addition and terrace. The further reduction in height improves the proportions of the addition and further exposes the solid masonry mechanical enclosure which was found to be beneficial in providing a horizontal cap to the composition that helped relate the addition to the underlying building.

Recommendation

HPO recommends that the Board approve the revised concept as compatible with the character of the historic landmark, and delegate final approval to staff.