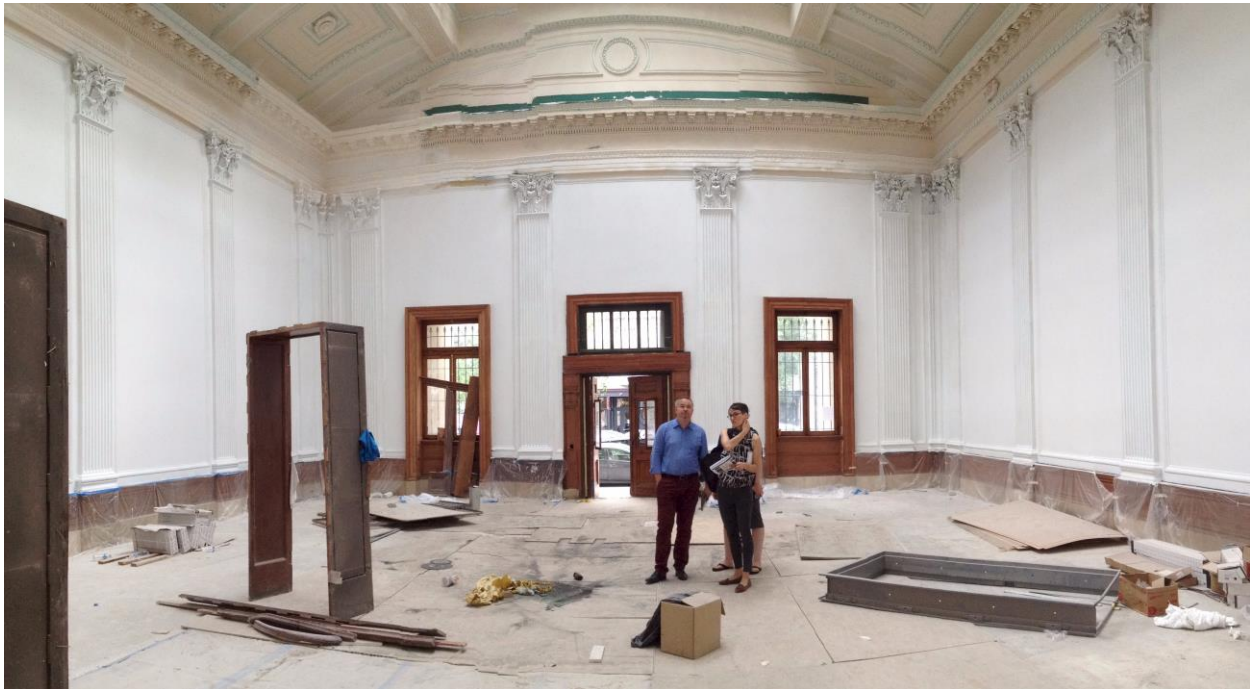

HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Property Address:	915 F Street NW	<input type="checkbox"/> Agenda
Landmark/District:	Equitable Co-Operative Building Association (Interior Landmark)	<input checked="" type="checkbox"/> Consent Calendar
		<input type="checkbox"/> Denial Calendar
Meeting Date:	October 27, 2016	<input checked="" type="checkbox"/> Concept Review
H.P.A. Number:	#16-565	<input checked="" type="checkbox"/> Alteration
Staff Reviewer:	Brendan Meyer	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Knead Hospitality, with plans prepared by Studio 3877, seeks continuing concept design review for adding a mezzanine and making other alterations to the banking hall of the Equitable Co-Operative Building Association.ⁱ The building, including its two-story interior banking hall, is designated a DC and National Register landmark and is located in the Downtown Historic District. The Board heard this case last month and approved the concept of a mezzanine and recommended to pull it back from the front wall, reduce its width, simplify the railings, and leave the monumental bronze doors at the front entrance in place.



Equitable Co-Operative Building Association banking hall showing front wall. Current condition, July 2016

Revised Proposal

The concept design for the interior mezzanine has been significantly revised in accord with the Board's recommendations. The mezzanine has been narrowed to nine feet wide on each side allowing the central space between (originally 20 feet wide) to broaden to 23 feet. The mezzanine no longer runs along the front wall on the south end of the hall, but instead each arm of the mezzanine ends four feet short of the wall. In response, the mezzanine has expanded on the other side of the hall to run along the north wall. By taking the mezzanine off of the south wall the change in floor level has been eliminated and the new vestibule has been reduced in height so that its ceiling aligns with the transom of the front entrance. The mezzanine railing has been simplified to paired pickets rounded together at top and bottom with occasional wrought iron crests.

Evaluation

As a whole, the revisions to the concept are consistent with the recommendations of the Board and result in a mezzanine design which is reduced in size and complexity and will allow more of the historic ornament of the banking hall to be experienced as a whole rather than in parts. This improvement is especially telling in renderings of the south wall. With the mezzanine pulled back from the wall and the crossing section over the vestibule eliminated, the full width and height of the classically composed design will be seen. The planned vestibule more closely matches the size of the original and the dimensions and casework of the monumental entrance and flanking windows rightfully become the highlight of the unobscured front wall. Revising the mezzanine to cross the north wall is less problematic than running it across the south wall because the north wall has already been significantly altered with new openings.

Recommendation

The HPO recommends that the Review Board approve the revised concept for a new mezzanine in the banking hall of 915 F Street NW, and that final approval be delegated to Staff.

ⁱ The Equitable Co-Operative Building Association is a monumental, one-story bank building built in 1912. The double height banking hall was designated an interior landmark in 1994 as, “an exceptional example of bank architecture in the Classical Revival style, unusually successful in illustrating the use of classical design principles to convey an image of dignity and financial stability.” The building interior north of the banking hall is not part of the landmark designation.