

---

**HISTORIC PRESERVATION REVIEW BOARD  
MASTER PLAN REVIEW**

---

Property Address:	<b>2501 First Street, NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>McMillan Reservoir</b>		Consent Calendar
Meeting Date:	<b>April 23 and 30, 2015</b>	<b>X</b>	Conceptual Review
Staff Reviewer:	<b>Steve Callcott</b>		Alteration
		<b>X</b>	New Construction
			Demolition

---

Jair Lynch Development Partners, with plans prepared by MV + A Architects, seeks on-going conceptual design review for a seven story mixed-use residential and retail building on Parcel 2 at the McMillan Reservoir sand filtration site. Parcel 2 is located on the south side of the north service court between the new north-south Half Street and First Street; it is segmented by Three-Quarter Street.

When reviewed in January, the Board concluded that the height, massing, architectural design and use of a road-spanning bridge element were not yet compatible with the landmark or the master plan, and asked that the design be refined and return for further review. Of specific concern was the street-spanning bridge element.

**Proposal**

As before, the project calls for a seven story building atop a two-story below-grade garage. The bridge element has been pulled further back from the north service court; previously it was set back approximately 20 feet from the edge of the north face of the masonry plinth, which has been increased to more than 40 feet. Apartment units have been removed from the north side of the bridge, which would now read as an angled glass corridor. The units have been retained on the south side, resulting in a bridge depth of approximately 33 feet.

The elevations have been revised, the detailing of the brick work and metal paneling has been refined, and the first floor storefronts have been reduced to smaller individual projections, rather than larger projections that spanned across the masonry piers.

**Evaluation**

As before, the project's height, general massing, color and materials palette are compatible with the master plan for the McMillan site. The façade revisions have resulted in greater symmetry and balance between the two building elements facing the north service court; with an increased number of balconies and higher proportion of masonry, they are also more interesting and residential in character. The simplification of the brickwork, which reads as thinner than the previous iteration, is less evocative of an historic building and provides a more subtle contrast with the metal skin that is used on the other portions of the building.

While the ideal scenario is for the bridge to be removed entirely, the increased setback, angled shape, and simplification to a sheer glass skin results in it being less of a prominent element of the composition and more effective in visually separating the masses on either side of the new Three-Quarter Street. The bridge would not be seen from most perspective views from the north service court, giving the impression of two separate buildings flanking the new road.

**Recommendation**

*The HPO recommends that the Board find the concept's height, massing, material palette, and detailing to be compatible with the previously-approved McMillan redevelopment master plan, and seeks the Board's direction on whether the reduced, redesigned bridge satisfies its previous concerns.*