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

Property Address:	3726 10th Street, NE	X	Agenda
Landmark/District:	Brookland Bowling Alleys		Consent Calendar
Meeting Date:	March 23/30, 2023	X	Concept Review
H.P.A. Number:	22-328	X	Alteration
		X	New Construction
			Demolition

Brookland Plaza Owner LLC, represented by Urban Investment Partners, architectural historian Jonathan Mellon and KTG Architects, seeks on-going conceptual design review for construction of a retail and residential project incorporating the landmark Brookland Bowling Alleys building at 10th Street and Michigan Avenue NE.

When the Board reviewed the project in June 2022, it did not take a vote but encouraged the applicants to rethink the architectural approach to provide more variety and distinction to the new construction to better relate this large new building to the small-scale landmark. It was encouraged that color, materials and breaking up of the massing and roofline should all be further studied, as should considering how the open space plaza could better relate to the adjacent open space park.

Property Description

The Brookland Bowling Alleys was constructed in 1938-1939 for the Brookland Recreation Center, Inc. to accommodate lanes for duckpin bowling. The building’s designer was William Edward St. Cyr Barrington, an architect who learned drafting in the office of Jules Henri di Sibour. The building was originally constructed as one story, with the second story added within a year of its opening. It operated as a bowling alley until a fire in 1950, after which it was renovated for use by an electrical supply company.

Revised Proposal

As before, the revised design project calls for retention of the landmark building, with removal of a small rear appendage, preservation and rehabilitation of its front façade, and construction of a roof terrace and pool on the roof, with the railing set further back. The new construction has been redesigned to appear as two separate but related buildings, stepped back in height and mass from the sides of the landmark and with activated courtyards on each side. Building A, to the north, has been lowered by a floor and articulated with a dynamic organization of oriel bays at different levels. Building B, to the south, has been raised in height by a floor, the retail based lowered by a floor, and punctuated with a corner tower and a repeating series of oriel bays and balconies. The buildings would also be distinguished by a differentiated palette of materials and detailing, with red brick the predominant material on Building A and gray brick on Building B. With the exception of a glass corridor connection, building program behind the bowling alley building has been eliminated.

Evaluation

The revised proposal is responsive to the Board's recommendations and significantly improved in its compatibility with the landmark. Breaking the new construction down into smaller component parts, providing differentiation between the two pieces, and lowering the height of the retail base on Building B improves the scale of the new construction and its relationship to both the landmark and the surrounding community. The elimination of building program behind the bowling alley building and the stepping of the massing adjacent to it greatly improves the design; the resulting relationship is a respectful urban coexistence rather than the larger building appearing to engulf the smaller one. Revisions to push the rooftop deck railing further back, decrease the size of the basement areaways on Building A, and the development of the courtyards flanking the bowling alley also enhance the compatibility of the design.

As the plans continue to be developed, HPO encourages that there be some additional study of the penthouse on Building A to incorporate it further into the language, color and materials of the underlying building. Converting the railing for the pool deck atop the historic building to a horizontal metal railing would also be more in character with the building's Moderne styling.

Recommendation

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

HPO Staff Contact: Steve Callcott