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

Property Address:	1201-1219 Massachusetts Ave NW	X	Agenda
Landmark/District:	Church of the Ascension and St. Agnes		Consent Calendar
		X	Concept Review
Meeting Date:	October 26, 2023	X	Alteration
H.P.A. Number:	23-367	X	New Construction Subdivision

The Church of the Ascension and St. Agnes and DAKS Development seek on-going conceptual design review for construction of a seven-story residential building and alterations to a side chapel/social hall for construction of a new parish hall.

When initially reviewed in July, the Board did not take a vote but the members expressed no concerns about the extent of alteration to the rear elevations of 1217 and 1219 and support for the height and mass of the proposed residential tower behind those retained rowhouses. The members expressed a preference for the shorter of the two parish hall options but asked for continuing study and for the project to return for further review when ready.

Revised Proposal

The parish hall element has been revised to relocate the new elevator further back and to break the massing into two components – a taller, glass roofed element that would slope down from above the double height nave windows, and a flat-roofed element that would be behind the retained gable-roofed portion of the 1920 social hall. The addition would be clad in glass with minimal framing elements.

The design of the residential tower has also been refined as recommended previously to include a masonry skin and with refinements to the proportions and detailing of the fenestration.

Evaluation

While somewhat different than the shorter option previously presented, the revised massing and the sloped roof of the parish hall addition relate well to the sloped roof of the church. The addition achieves compatibility through its simple deferential shapes, clear glass skin, and recessed placement back from the street. The use of masonry and refinements to the proportions of the windows in the residential tower also improve that component’s compatibility.

Recommendation

HPO recommends that the Board find the revised design to be compatible with the landmark and the Shaw Historic District, and to delegate final approval to staff.

HPO Staff Contact: Steve Callcott



Church of the Ascension and St. Agnes, 1201 Massachusetts Avenue NW



Parish social hall



1217 and 1219 Massachusetts Avenue NW