

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

Landmark/District:	Mount Vernon Triangle Historic District	<input type="checkbox"/> Agenda
Address:	923-925 5th Street NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	May 24, 2018	<input checked="" type="checkbox"/> Alteration
Case Number:	18-212	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Kline Operations, working with architect Peter Fillat, seeks on-going conceptual design review for construction of a 10-story hotel building that incorporates the historic facade of 925 5th Street.

Property Description

Architect W. Ellis Groben designed 925-929 5th Street as a two-story store in 1946 for the Union Provision and Distribution Company. It was designed as a Jewish meat market and distribution center with a refrigeration plant, and it changed its name to Director Company after the owner's surname. The front facade is all that remains of the original building which still has the original polychrome panels designed by concrete specialist John J. Earley. The panels once read "Director's Deli – Deliciously Different Corned Beef," some of which is still faintly visible today under a later coat of paint. The facade dates from the period of significance for the Mount Vernon Triangle Historic District (1869-1946), and HPO worked with the owner several years ago to ensure that the facade was properly braced so that it could be retained as part of this streetscape and incorporated into a new construction project.

Previous Reviews

In September 2016, the Board approved a conceptual design by another development/design team for a 10-story residential building that retained and restored the historic facade.

In March 2018, the Board approved the current concept, with comments for further development, and asked that the project return on the Consent Calendar. The Board's comments included continuing work on the base of the building, refining how the tower meets the historic facade, studying the profile and material of the columns, clarifying the main entry of the building, and further design and minimization of the penthouse.

Revised Proposal

The revised design has been developed to respond to the Board's direction. The first floor front elevation has been further articulated to emphasize the main front entrance, including signage over the central doors. The gap between the historic facade and the tower above has been reduced to a single story (rather than two), with the second floor set back 3'-7" from the facade. Exposed concrete angled columns support the rest of the facade (floors 3-11) with the full elevation clad in several terracotta-colored composite fiber cement panels that will wrap around the side elevations and continue at the rear elevation.

The penthouse has been revised to be clad in the dark metal panels of the same type as the underlying building, with horizontal detailing and windows in the lower half of the penthouse opening up to an occupiable roof deck.

Evaluation

The single-story setback above the historic façade simplifies the massing and grounds the tower but without making the new construction feel too heavy and looming. The additional signage will help clarify the main entrance, although continued design development of the storefront detailing will help create a hierarchy identifying the main entrance from the other doors along that façade. The additional setbacks, composition of windows, and panel detailing help visually breakdown the penthouse mass.

Recommendation

The HPO recommends that the Board find the concept consistent with the purposes of the preservation act, and for the design team to continue to refine the first-floor elevation, and delegate final approval to staff.

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