

HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Mount Vernon Triangle HD	<input checked="" type="checkbox"/> Agenda
Address:	901 5th Street NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	December 17, 2015	<input type="checkbox"/> Alteration
Case Number:	15-491	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Kim Elliott	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The Peebles Corporation with WDG Architects seeks on-going conceptual design review for construction of a mixed-use 12-story building with a roof deck and two levels below grade on a vacant site at the corner of 5th and I Streets in the Mount Vernon Triangle Historic District.

Proposal

The team presented their concept design to the HPRB at the September 2015 hearing. The Board asked the design team to address the following and return to the Board:

1. Unify the hotel and residential elevations to minimize the differentiation between the two uses.
2. Create a stronger base, shaft and capitol, so that the whole building can work together.
3. Develop the public space in an engaging way.
4. Design the penthouse so that it is integrated within the design.
5. Capture the unique opportunity of having a corner building on Massachusetts Avenue and create a sense of place.

Evaluation

Architecture

The revised design uses large-scale limestone panels to provide greater unity among the building's different programmatic elements. The continuity of the panels helps unify the lower hotel floors with the upper residential floors, creating less of a differentiation between the two uses. The recessed windows, divided lites composition, and roll up garage door windows at street level reference a modern industrial aesthetic. How the windows are detailed will play a critical role in achieving the desired sharp contemporary design.

In an effort to strengthen the corner and give some hierarchy to the composition, the revised design includes a 2' projection at the corner from the 3rd -12th floors. This projection helps define the corner and give some relief to the top-heavy projecting balconies, however, the building projection is minimal and may not be enough to successfully anchor this corner. As the design continues to be developed, it might be worthy to study increasing the extent of projection, including a reveal between the projection and the building's main mass, or creating more shadow within the projecting element so that it has the appearance of being more pronounced. Including masonry at the corner, instead of an all glass corner would also help strengthen this main corner of the building.

At the base of the building, a green roof system atop the canopies has been introduced which will help soften the façade and create greater visual interest at the pedestrian level when the plantings are mature. This element could also provide an opportunity to create a vibrant and engaging public space design along the wide large sidewalk along I Street. The applicant has included many images of creative place-

making ideas that could be incorporated into this space. It will be important to fully integrate these types of design ideas to help create a sense of place.

The penthouse has been developed to pull in some of the detailing and materials from the façade to better incorporate it into the rest of the design. With the development of the roof deck area, larger planting should be set back so they are not crowding the edge of the roof.

While the revised concept represents progress in responding to the previous direction of the Board, there is still additional opportunity to continue to develop the design to be a stronger and more prominent building.

Recommendation

The HPO recommends that the Board find the concept consistent with the preservation act and that the project continue to be developed in response to the Board comments.