

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

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Landmark/District:	<b>Mount Vernon Triangle Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>923-925 5th Street NW</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>May 27, 2021</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>21-056</b>	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition

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Kline Operations, working with architect Peter Fillat, seeks on-going conceptual design review for construction of an 11-story condominium building with ground level retail that incorporates the historic facade of 925 5<sup>th</sup> Street.

### **Property Description**

Architect W. Ellis Groben designed 925-929 5<sup>th</sup> Street in 1946 for the Union Provision and Distribution Company. It was to house a Jewish meat market and distribution center with a refrigeration plant and was renamed the Director Company after the owner's surname. The front façade 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 façade 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 façade was properly braced so that it could be retained as part of this streetscape and incorporated into a new construction project.

### **Previous Reviews**

In March 2021, the applicant presented a revision to the design based on the comments from the December 2020 HPRB discussion. At the March meeting, the Board suggested additional refinements and encouraged the applicant to:

- Maintain the new brick band frame that aligns with and corresponds to the historic base;
- Only include glass bay projections within this brick frame, but not in the bay to the right;
- For the remaining right hand bay of the façade (the area that is not above the historic base): push this plane back so that it is differentiated from the brick frame volume.

### **Evaluation and Recommendation**

The revised scheme incorporates the Board's suggestions and the new front facade has a stronger relationship with the historic base. The right-hand bay, outside of the brick frame, is pushed back slightly and removes the projecting windows, which helps differentiate it, but it could be stronger if set back a bit more. The south elevation has been updated with windows very close to the front corner. Their proximity to the front elevation suggests that the design is trying to create a glass corner at the southwest corner of the building. If this is the case, then wrapping the windows around the corner in the same style, or conversely, moving the slot style window further away from the corner could be more successful. *HPO recommends the Board approve the revised concept and delegate final approval to staff.*

*Staff contact: Kim Elliott*

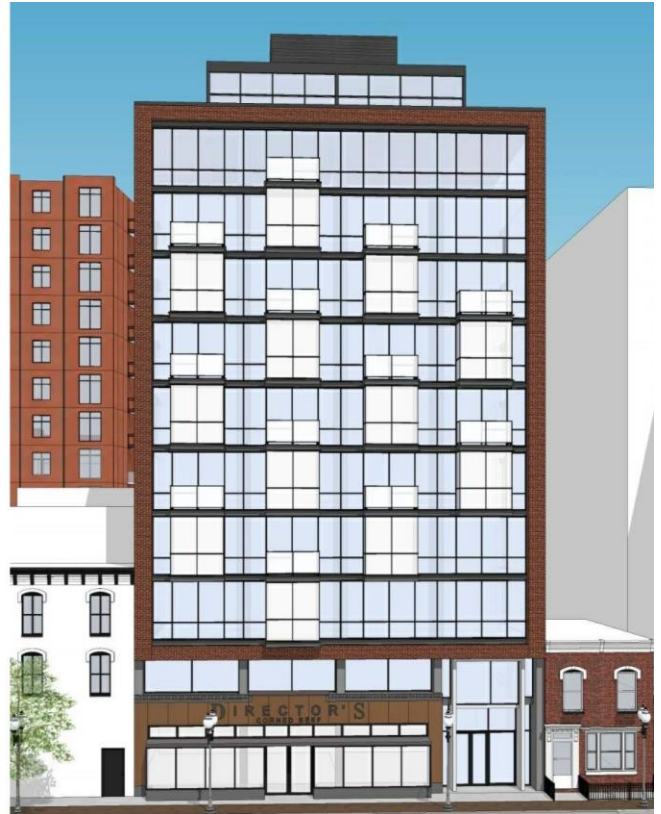


Current proposal: May 2021





Previous proposal March 2021



Previous proposal: Dec 2020