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

Property Address:	512 10th Street, NW	Agenda
Landmark/District:	Pennsylvania Avenue National Historic Site	X Consent Calendar
Meeting Date:	March 28, 2019	X Concept Review
H.P.A. Number:	19-100	X Alteration
Staff Reviewer:	Steve Callcott	New Construction
		Demolition
		X Subdivision

Architect Gary Martinez (OTJ Architects), representing the Ford's Theater Society, seeks on-going conceptual design review for alterations and a two-story roof addition to a three-story building across the street from Ford's Theater. The building would have retail, rehearsal studios, a function room with an outdoor terrace, and support spaces for the theater.

Property Description

512 10th Street was originally constructed in 1920 as a Pepco substation but its current appearance dates from 1963 when the building's facade was replaced and its interior reconstructed to serve as Pepco office space. The 1963 facade features painted metal panels in a streamlined, Art Deco-inspired style, with a central entrance and aluminum casement windows. The building was determined contributing to the Pennsylvania Avenue National Historic Site by the HPRB in 1990.

Revised Proposal

In December 2018, the Board approved the general conceptual design for facade alterations and a two-story roof addition with the recommendations that the metal screening element on the roof addition be further simplified and/or that its canted massing be simplified and that the new floor in the existing building not intersect with the existing window openings on the third floor. The Board asked that the project return for further review when ready and should include information as to whether a subdivision was required to combine the building with the 9-story building to the north.

The revised plans illustrate that the metal screen element on the addition has been redesigned with a continuous smaller-scale mesh scrim rather than being clad in individual panels with a bold perforated pattern. The intersection of the realigned floor with the third-floor windows has been redesigned to include clear glass in the entirety of each window with a shadow box set behind the glass. The submission includes information on the proposed subdivision, which will combine the lots of 512 and 514 10th Street in order to allow internal connection and efficiency of sharing the fire stair existing within 514.

Evaluation

The revised design is responsive to the direction of the Board. The resulting roof addition is simplified and more deferential to underlying building, and the proposed treatment of the third-floor windows eliminates the blind spandrel panel previously proposed. The proposed alterations to internally combine the buildings allowed by the proposed lot combination subdivision are minor and will retain the individual character of each structure.

Recommendation

The HPO recommends that the Review Board approve the revised conceptual design for building alterations and additions as compatible with the character of the historic district, and delegate final approval to staff.