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

Property Address: **1128 10th Street NW**
Landmark/District: **Shaw Historic District**

Meeting Date: **March 7, 2019**
H.P.A. Number: **19-129**

Agenda
 Consent Calendar
 Denial Calendar
 Concept Review
 Permit Review
 Alteration
 New Construction

 Demolition
 Subdivision

The applicant, A3 Development, LLC, seeks continuing concept review for construction of an eight-story residential building at 1128 10th Street NW. The existing building is a non-contributing property in the Shaw Historic District that would be demolished. Plans were prepared by Eric Colbert & Associates. The Board heard this case in January 2019.

Property Description and Context

The site is in the south end of the Shaw Historic District below M Street NW where historic buildings consist primarily of mid-rise apartment buildings on wide lots and a scattering of 19th century rowhouses on narrow lots. New construction in the historic district between M Street and Massachusetts Avenue, with few exceptions, are tall buildings (9 stories) on wide lots.

Proposal Revisions

In January the applicant presented two concept design similar in height but different in terms of penthouse setback, height and materials. There was some variation to front façade elements. The Board approved the general height of the building but advised the following revisions: set the top floor back to reduce the perceived height of the building, enclose and narrow the projecting bays on the front façade, and reduce the height and complexity of the penthouse.

Evaluation

The revised concept satisfactorily addresses the Board’s previous concerns. The most distinct revisions are to the height, materials and complexity of the eighth floor and penthouse. The eighth floor is setback and shares a common material and fenestration pattern with the penthouse. Revisions to the height and setback of the penthouse have reduced its prominence as a component of the building and reduced its visibility from M Street.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Shaw Historic District, and delegate final approval to staff.

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