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

Property Address:	1336 8th Street, NW	Agenda
Landmark/District:	Shaw Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	July 28, 2016	Alteration
H.P.A. Number:	16-353	X New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Roadside Development (1336 8th Street LLC), with plans developed by Shalom Baranes Associates, seeks on-going conceptual design review for construction of a ten-story apartment building on the site of a parking lot at the corner of 8th and O Streets NW in the Shaw Historic District.

In June, the Board found the conceptual massing plan, height, materials and architectural approach to be compatible with the character of the historic district, but asked that the applicants illustrate and address the large unarticulated south party wall, address the tenuous nature of the intersection of the lower mass and intermediate mass at the corner of 8th & O, and further develop the storefronts.

Revised Proposal

The project has been revised and further developed as requested. The south party wall elevation has been developed with soldier courses of brick and a pattern of at-risk windows. The projection in the middle portion of the building has been made slightly wider, and the underside of this and the projection on the tallest element have been designed to be finished in brick. The detailing of the windows and storefronts have been further refined, and the storefront systems within the first floor and middle projection would be slightly recessed to emphasize the prominence of the brick enframing walls. The balconies atop the projections have been eliminated in order to simplify the composition.

Evaluation

The revisions are improvements to the design and successful in addressing the issues raised by the Board.

Recommendation

The HPO recommends that the Review Board find the concept for new construction to be not incompatible with the character of the Shaw Historic District and to delegate final approval to staff.