

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

Property Address:	801 N Street NW	<input checked="" type="checkbox"/> Agenda
Landmark/District:	Shaw Historic District	<input checked="" type="checkbox"/> Consent Calendar
ANC:	6E	<input type="checkbox"/> Denial Calendar
		<input type="checkbox"/> Concept Review
		<input type="checkbox"/> Permit Review
		<input type="checkbox"/> Alteration
Meeting Date:	April 27, 2017	<input checked="" type="checkbox"/> New Construction
H.P.A. Number:	#17-186	<input type="checkbox"/> Demolition
Staff Reviewer:	Brendan Meyer	<input type="checkbox"/> Subdivision

The applicant, The Foundry Companies, acting as the agent for owners, seeks continuing conceptual design review for construction of a new 4-story apartment building with penthouse on a vacant lot in the Shaw Historic District. Plans were prepared by Cunningham | Quill Architects, PLLC. The Board initially reviewed this concept in March.

Review and Revision Summary

The original proposal for a four-story, flat faced brick apartment building was generally well received by the Board as a solid design in terms of material, height, orientation, massing and rhythm. The Board had concern however regarding the scale of the building which gave it an industrial character out of place in a residential historic district.

The design has been revised by adding projecting bays. A single wide bay at the center of the N Street elevation where the main entrance to the building is located is three stories high. On the east elevation, across from Immaculate Conception Church (landmark), the rhythm of four bays has been reduced to three. Each flanking bay projects into public space and are also three stories high. Hierarchy has been added to the fenestration by replacing a monotone of window sizes with an arrangement of major and minor complements.

Evaluation and Recommendation

The revisions are judicious and precise and successfully address the Board’s concerns while not lessening the strong qualities and character of the original design. Introducing projecting bays—a common residential form—and revising the rhythm and scale of fenestration breaks down the industrial feel of the original design into a scale better suited to a residential context. Topping the bays at the third floor, rather than carrying them through the fourth floor, helps to transition the building to the scale of its rowhouse neighbors.

Recommendation

The HPO recommends that the Review Board find the concept for a 4-story, brick apartment building with projecting bays at 801 N Street NW compatible with the character of the Shaw Historic District and that final approval be delegated to Staff.