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

Property Address:	901 L Street, NW	X	Agenda
Landmark/District:	Shaw Historic District		Consent Calendar
Meeting Date:	October 23, 2014	X	Concept Review
H.P.A. Number:	14-040	X	Alteration
Staff Reviewer:	Steve Callcott		New Construction
		X	Demolition
		X	Subdivision

Square 369 Hotel Associates LLC (represented by Robert Knopf of Quadrangle Development), with plans prepared by Cooper Carry Architects (Bob Neal) and TVS Design (Peter Green), seeks on-going conceptual design review for construction of a 12-story Marriott hotel and residential building that would demolish two contributing buildings and incorporate retained portions of seven contributing buildings in the Shaw Historic District.

When reviewed in September, the Board determined that progress had been made in addressing their previous concerns, particularly in the preparation of the preservation plan, but found a number of aspects of the design to require further work. These concerns and suggestions included:

- The project feels like it is working around the historic buildings on 9th Street rather than truly incorporating and reactivating them;
- All floors should be reconstructed floors in 1104 and 1106 9th Street, rather than leaving them with open two-story volumes within;
- Further reduction was needed in the size of the hotel canopy and terra cotta screen wall system above it
- The base of the hotel needed to be more pedestrian-oriented and better related to the 9th Street buildings;
- The vertical projecting elements on the hotel's 9th Street elevation needed more variety in form and height;
- The residential building should have less color differentiation between the base and the top to provide a more unified composition;
- The residential building should continue to be studied to give it a stronger residential appearance, with particular attention given to the corner glazed element and entrance;
- The entrance to the Lurgan apartment building should be restored based on historical documentation.

Revised Proposal

The concerns raised by the Board have each been specifically addressed in the revised plans. The submission includes side-by-side comparisons of the previous and new proposals. Changes include:

- To reactivate the historic buildings on 9th Street, the plan of the hotel has been revised to remove internally-oriented meeting rooms in the first floors of the historic buildings, and now includes a ground-level restaurant, lounge and retail uses. All of the existing doors would have the possibility for reuse;
- The upper levels of all historic buildings would be reconstructed. The three-story buildings for which the third floors were previously proposed as open two-story spaces would become duplex hospitality suites with internal stairs connecting the reconstructed second and third floors;
- The hotel canopy on L Street has been reduced from four to three bays wide. The terra cotta screen above has been similarly reduced and articulated with greater change in plane and punched windows;
- The base of the hotel has been revised to include masonry piers with inset storefront glazing rather than a sheer glass wall. The entrance within the corner tower has been made more prominent and a second, smaller projecting canopy added. The opening within the masonry portion of the ground floor on 9th Street (immediately adjacent to 1104) has been redesigned with proportions more similar to that of the historic buildings;
- The bay projections on the 9th Street elevation of the hotel have been redesigned to provide more variety of height and width, and the top of each projecting reduced in visual emphasis;
- The material coloration of the base of the residential building has been revised to more closely relate to the upper portion of the building;
- The canopy to the residential building has been reduced in size by half and the glass corner tower element redesigned to include metal railings to relate to the proposed balconies;
- The plans for the door and window replacements on the Lurgan have been revised to reflect the historic condition.

Recommendation

The HPO recommends that the Review Board recommend to the Mayor's Agent that the revised concept is compatible with the character of the historic district. If the demolition of 911 and 913 L Street is approved by the Mayor's Agent for a project of special merit, the staff recommends final approval be delegated.