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

Property Address:	1328 16th Street, NW	Agenda
Landmark/District:	Sixteenth Street and Dupont Circle Historic Districts	X Consent Calendar
Meeting Date:	December 3, 2020	X Concept Review Alteration
H.P.A. Number:	21-051	X New Construction Demolition

Eric Colbert and Associates PC Architects, representing First Baptist Church of Washington, seeks conceptual review for replacing a three-story 1980 church annex building and construction of a seven-story mixed-use building housing church programming spaces and apartments. The site is located at the rear (west) of the 1955 Gothic Revival First Baptist Church at 1328 16th Street in the 16th Street and Dupont Circle Historic Districts.

Proposal

The project calls for removal of the three-story stone-clad annex building and construction of a contemporary seven-story building that would house church program spaces on the first floor and apartments above. The base of the new building would be clad in salvaged stone from the annex with silver-gray metal panels on the upper stories. A small portion of the side elevation of the adjacent nine-story apartment building, constructed by the church on a vacant site in 2014, would be reconstructed with salvaged stone.

Evaluation

Opposite the 1980s Richmond condominium and a 1990s office building to the north and the 2014 Drake 1 apartments to the west, the site is not one that has a particularly strong sense of historic context. Nevertheless, the design of the new building has been developed to relate to the church through the reuse of the distinctive local stone that unifies the buildings on the block, with a neutral contemporary metal panel above that relates to the stone's coloration. The height of the building steps down to 75 feet from the 90 foot apartment buildings that line 17th Street.

Recommendation

The HPO recommends that the HPRB find the concept compatible and consistent with the purposes of the preservation act, and that final approval be delegated to the staff.

Staff contact: Steve Callcott