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

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| Property Address: | 1529 16th Street, NW | Agenda |
| Landmark/District: | 16th Street Historic District | X Consent Calendar |
| | | X Concept Review |
| Meeting Date: | December 21, 2017 | X Alteration |
| H.P.A. Number: | 17-664 | New Construction |
| | | Demolition |

The Edlavitch DC Jewish Community Center, with plans prepared by Perkins Eastman Architects, seeks on-going conceptual design review for construction of an expanded penthouse. At the November meeting, the Board approved conceptual plans for an exterior stair and elevator and new window openings on the rear elevation. The Board asked that further design work be done on the penthouse, studying either how to reduce its visibility with greater setbacks on the north (Q Street) and west (16th Street) elevations or developing a design that, if visible, would more closely relate to the design of the underlying building.

Revised Proposal

The north facade of the penthouse has been pulled further away from Q Street. The back-of-house functions (restrooms and catering) have been reconfigured to allow the wall to be pulled back 2'-6" from Q Street, and the event space north wall pulled back by 6". The terrace and its railing have also been pulled back 2'-0" along both Q and 16th Streets.

The storefront system has been replaced with punched windows along Q Street that align with the rhythm of the building's facade below. The single large opening in the west facade has been converted to three smaller openings that relate to the building's underlying elevation, and the projecting sunshade has been eliminated. As before, the penthouse would be finished in stucco with a limestone finish.

Evaluation

The revised design's fenestration and materials are successful in relating the penthouse to the character of the building such that the extent of its visibility no longer results in an incompatible relationship. The increased setbacks for the terrace railing will eliminate its visibility from 16th Street above the front facade and reduce its visual impact on the Q Street elevation.

Recommendation

HPO recommends that the Board approve the revised concept for the penthouse expansion as compatible in character with the building, and delegate final approval to staff.

Staff Contact: Steve Callcott