

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

Property Address:	2221 14th Street, NW	X	Agenda
Landmark/District:	U Street Historic District		Consent Calendar
Meeting Date:	November 18, 2010	X	Concept Review
H.P.A. Number:	11-032		Alteration
Staff Reviewer:	Steve Callcott	X	New Construction
			Demolition

Architect Sasha Rosen (R2L Architects), representing Douglas Development, seeks conceptual design review for construction of a six-story residential and retail building at the corner of Florida Avenue and 14th Street, NW. The site is currently occupied by a non-contributing one-story auto repair shop; adjacent buildings include a three-story non-contributing office building to the south and the landmark Manhattan Laundry to the east. New high rise apartment buildings, located outside the historic district, have recently been constructed on the northern two corners of the intersection.

Proposal

The plan calls for a contemporary 75-foot high six-story building clad in brick and terra cotta panels, with canted projecting bays of metal and glass. The first level would have projecting retail bays and the primary retail entrance on 14th Street; the apartment entrance would be on Florida Avenue. The upper stories, consisting of 30 units, would also have projecting bays balanced by masonry with punched windows. The building would be capped by a green roof and roof deck; the mechanical penthouse would be pulled approximately 36 feet from the 14th Street elevation and 24 feet from the Florida Avenue elevation to the rear corner of the property. As the south side wall would remain exposed until the adjacent site is redeveloped, a public art mural is proposed on this elevation.

Evaluation

Located on the edge of the historic district, adjacent largely to non-contributing buildings and modern construction, the project site does not have a particularly strong historic context. Nevertheless, the concept achieves compatibility with the neighborhood through its use of design principles common in the district's historic buildings. The strong ground-level retail base with projecting storefronts reinforces the rhythm, scale and pedestrian qualities of historic buildings along 14th Street, while the use of earthtone brick and terra cotta panels, metal bays, and decorative sunscreens evokes the coloration and richness of materials found in the historic district. The strong vertical proportions and use of projections to break down the mass of the building are design characteristics typical of this district's building stock, and the design compatibly balances the all-glass projecting bays with a substantial use of masonry with punched windows.

Recommendation

The HPO recommends that the Review Board approve the project in concept, that the applicant continue working with HPO on material selection and design development, and that final approval be delegated to the staff.