Logan Circle Community Association
Historic Preservation Review Committee
PO Box 12007
Mid City Station
Washington, DC 20005

21 February 2001

via e-mail / facsimile

Mr. Tersh Boasberg
Chairman, Historic Preservation Review Board
Department of Consumer and Regulatory Affairs
941 North Capital Street, NE
Washington, DC 20002

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D.C. OFFICE OF ZONING
2001 APR 11 AM 11:51

Re: **1320 13th Street, NW (HPA 01 – 092) *concept/new construction***

Dear Mr. Boasberg,
We thank you for the opportunity to review this project located within our historic district boundaries. Initially we have had the project presented to us by Mr. Eric Colbert and his design team at our 9 January meeting with a majority of our members present. Subsequent to last months HPRB review, we have reviewed the revised design with Mr. Steve Callcott of HPD and discussed the project during our 13 February meeting with the majority of our members present. We understand this application is for conceptual review for a new 4 story plus cellar building with approximately 18 units, with on grade parking entered at the front of the building. As presented, we reviewed several variations of the original design; our comments are based on these variations presented.

In general, we support the design of the project with the *following conditions and/or comments:*

1.0 We feel the entry doors as shown raised by 2 to 3 steps above the sidewalk is consistent with the surrounding historic district. If required, a handicapped ramp can be disguised behind the proposed planters.
2.0 Regarding façade materials, we do not support the use of red brick as originally presented. Due to the nature of the design with a more modern character, the use of a typical Victorian red brick is not appropriate. We suggest the use of a buff or beige brick similar to the Iowa Condominium directly across the street.
3.0 We suggest that a complete 2-story base be established across the entire façade, not just at the entry. His will help tie the building to its smaller neighbors.
4.0 The entry canopy should be located in a more direct relationship with the entry doors, and should be treated in a light and airy fashion, IE: with glass and steel.
5.0 We support the use of copper on the bay windows, but suggest the architect take care in detailing the material to avoid "oil canning" and to address the material joints in a sensitive fashion.

We take exception to the HPRB recommendations (as relayed to us by Mr. Callcott) as follows:
6.0 We suggest that the center bay be a single mass to reinforce the building entry and set it apart from the flanking bay windows. We feel the revised bay window design is relentless in its verticality, and only exaggerates the height of the building, proposed to be significantly higher than its neighbors. We do not support the continuation of the bay rhythm of its neighbors to the south, but feel the building should be more expressive of its singular nature and more secure in its own architecture.
7.0 Since the building is significantly taller than its neighbors, we feel the side elevations will be prominent and should be addressed as strongly as the front facade. We expect the use of windows as the building code allows, or at the very least the use of brick panels

BZA
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Exhibit No. 9

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and accent courses sensitively articulated. We request the use of the "face brick" of the front façade along these north and south faces, not to be treated as a blank "party wall".

8.0 We suggest that the visual impact of the rolling garage door be treated a sensitively as possible, with the consideration of a flush panel door as discretely sized as possible. We do not support increasing its width or moving of the existing curb cut to access this entry. **We do not support adding a second garage door and additional curb cut as the developer has proposed to HPD staff.**

9.0 As with any project of this nature, we request that the final materials be presented and reviewed by our group prior to final approval, and this **not be delegated to HPD staff.**

We look forward to the review of this project with the aforementioned conditions successfully addressed.

Sincerely,

William Bonstra, AIA
Chair, LCCA Historic Preservation Committee

CC: Committee Members
Helen Kramer – ANC CDC
Eric Colbert - ECA
Steve Callcott – HPD
Wayne Dickson – LCCA President