HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1320 13th Street, NW**	**X**	Agenda
Landmark/District:	**Logan Circle & Greater 14th Street Historic Districts**		Consent Calendar
		X	Concept Review
Meeting Date:	**February 22, 2001**		Alteration
H.P.A. Number:	**01-092**	**X**	New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, architect Eric Colbert for developer Pamela Bundy, returns to the Board for conceptual design review for a new six-story apartment building on a vacant parcel in the Logan Circle and Greater 14th Street Historic Districts. As the Board will remember, the project calls for the construction of a mid-block apartment building, approximately 75 feet high of a contemporary design. The design intent is for a contemporary building that establishes compatibility with the surrounding historic buildings in its materials use, (brick and copper) and scale and façade rhythm (as is established primarily by the width, spacing and articulation of the projecting bays), without copying historical details or styles of the surrounding Victorian and early 20th century rowhouses and apartment buildings.

The Board directed the applicant to restudy several aspects of the building's design, including the rhythm established by the façade and its projecting bays in relationship to the surrounding historic buildings; the treatment of the entrance; the use of materials; and the overall architectural styling of the building. The Board did not identify the height and massing or the use of a contemporary vocabulary as problematic or incompatible with the character of the district.

The project has been redesigned to respond to the Board's concerns. The projecting bays have been respaced, with a wider space at the edges of the building (where the bays were too close to the projecting bays on the adjoining historic buildings), and the large double center bay has been broken into two with a wider space between them. The result is a more consistent rhythm that is better at continuing the cadence of the street's historic buildings. The entrance has been redesigned with a series of etched glass windows that relates to the treatment of the projecting bays. While the treatment is somewhat reminiscent of the glass block treatment around entrances in art moderne apartment buildings, it is specific to this building. Finally, the red brick has been abandoned in favor of a lighter taupe/orange colored brick, which has not yet been selected [the final materials selection should be done on site in consultation with the staff and a representative of the Logan Circle Community Association Preservation Committee].

A three-dimensional perspective view of the building, which shows it in context, is being prepared for presentation to the Board.

<u>The staff recommends that the Review Board find the revised conceptual design consistent with the purposes of the preservation law.</u>

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