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OF COUNSEL
MARK J. ZWEIFLER

ADMITTED IN NEW YORK
AND NEW JERSEY ONLY

March 30, 2004

RECEIVED
D.C. OFFICE OF ZONING
2004 MAR 30 P 2:55

BY MESSENGER

Ms. Jerrily R. Kress, FAIA
Director
Office of Zoning
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

Re: Application of 1515 15th Street, LLC, Jacob A. Kamerow, Trustee and Edith Kaplan, Trustee; BZA Application No. 17137; Submission of Pre-hearing Statement and Illustrative Plans

Dear Ms. Kress:

Enclosed for the record in the above-referenced matter, please find one original and twenty copies of the Applicant's Pre-hearing Statement and illustrative plans. The plans are of the ground floor, second floor, seventh floor and penthouse. These plans are illustrated to show (i) the residential recreation space, (ii) the impacts of the alley easement area and Historic Preservation Review Board approvals on lot occupancy and (iii) the location of stair and mechanical equipment on the penthouse level. Also enclosed are one original and twenty copies of two additional photographs of the site.

BZA
Case No. 17137
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.17137
EXHIBIT NO.28

Thank you for your consideration of these documents.

Sincerely,

GREENSTEIN DELORME & LUCHS, P.C.

Jacques B. DePuy

Lyle M. Blanchard

Enclosures

229859

cc: All Copies By First Class Mail
Mr. Carey Silverman, Chair, ANC 2F
Office of Planning (Attn: Mr. Travis Parker)
Ms. Edith Kaplan
Mr. Jacob A. Kamerow
Mr. Scott Pannick
Mr. Paul Hoftyzer

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Re:	**Application of 1515 15th Street, LLC, Jacob A. Kamerow, Trustee & Edith Kaplan, Trustee**	**BZA Application No. 17137** **Public Hearing: April 13, 2004** **ANC 2F**

PRE-HEARING STATEMENT OF THE APPLICANT

March 30, 2004

This Pre-Hearing Statement ("Statement") is submitted on behalf of the property owners, 1515 15th Street, LLC, Jacob A. Kamerow, Trustee and Edith Kaplan, Trustee ("Applicant"), by their attorneys, Greenstein DeLorme & Luchs, P.C., by Jacques B. DePuy, Esquire and Lyle M. Blanchard, Esquire, in support of the an application for area variances described below.

I.

Summary of Application. The Application seeks area variances pursuant to the Zoning Regulations, 11 DCMR § 3103.2, from the maximum lot occupancy requirement under section 772, from the minimum area requirements pertaining to residential recreation space under section 773 and from the minimum loading requirements under section 2201.

II.

Property Description; Existing Zoning. The property is located at 1515 15th Street, N.W. (Square 209, Lots 919-921, also known as Lot 100) ("Property" or "Site"). The current use of the Property is as a retail paint store with associated surface parking. (See copies of survey and certificate of occupancy submitted with the Application.)

The property is bounded on the north by Church Street, N.W., on the west by 15th Street, N.W. and on the south by P Street, N.W. In the late 1980's, a portion of the east-west public alley which previously bisected the Property was closed. In order to allow access to the remaining portion of the public alley, an easement was created through the Property between the alley and P Street, N.W. to the south.

The Site is zoned C-3-A/Arts and is located in the Greater Fourteenth Street Historic District. Matter of right uses in the C-3-A zone district include residential, retail, service, institutional and other uses (Sec. 741). The Arts Overlay District is intended to encourage retail and residential uses and to expand the housing supply in the overlay district (Sec. 1900.2). In addition to promoting the housing supply, the Arts Overlay District and the C-3-A zone district are intended to expand business and job opportunities.

The Historic Preservation Review Board ("HPRB") reviewed the Project several times and gave its preliminary approval to the proposed new construction at the June, 2003 meeting. [See Exhibit "A"].

III.

Existing and Intended Use. The current improvements consist of a one story retail building. The Site also currently contains 24 surface parking places.

The Applicant intends to raze the existing building and construct a seven-story residential building with ground floor and below grade retail and service uses on the Site. The proposed mixed-use, residential and retail building will contain 105 residential (condominium) apartment units and 23,940 square feet of retail space, of which 9,870 square feet will be at grade (the "Project"). The Project will provide a significant amenity to the neighborhood and the general public by offering substantially more parking spaces than are required. Specifically, at least 167 parking spaces will be provided whereas only 123 parking spaces are required. Additional spaces may be provided based on further development of the plans for the project.

IV.

Statement of Satisfaction of Burden of Proof for Zoning Relief Sought. The Applicant submits that, based upon (i) its Application and the materials submitted in conjunction therewith, (ii) the evidence to be presented at the public hearing and (iii) other evidence to be submitted subsequent hereto, it will satisfy and comply with the applicable legal standards and burdens of proof for the area variances requested. Specifically, the Application will satisfy the requirements of Section 3103.2 of the Zoning Regulations.

First, the Applicant must show that the property is unique by reason of its exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional situation or condition.

The Property is (A) unique in shape and (B) has an exceptional condition. The Site has a unique shape with a significantly longer frontage on P Street (167.25 feet) than on Church Street (96 feet). Thus, the Site wraps asymmetrically around the entire western side of Square 209. In addition, the site has a much higher percentage of street frontage than most other sites. [For a discussion of the significance of this factor, see below].

The property also has an unusual condition due to an alley easement which bifurcates the Site, thus restricting the areas of available construction. This alley easement requires an opening on P Street to allow for access to the ten (10) foot wide east-west public alley.

The Property is also within the Greater 14th Street Historic District. As a result, extensive consideration of the proposed plans was made by the Historic Preservation Review Board (HPRB) and led to construction and design solutions which resulted in the need to seek certain zoning relief (as discussed below).

The second prong of the area variance test is that strict application of the Zoning Regulations would result in a peculiar and exceptional practical difficulty. The Applicant submits that the Application complies with this requirement because the unique conditions of the Site (discussed above) result in and cause such practical difficulty.

Lot Occupancy. The maximum lot occupancy in the C-3-A/Arts District is seventy-five (75%) percent (§ 772). The Project provides a lot occupancy of 79.78%, thus requiring a variance of 4.78%.

The portion of the Site located on Church Street could have remained unimproved to reduce lot occupancy. However, because of the unusual shape of the Property (as discussed above) and in specific response to requirements imposed by HPRB, the Church Street portion of the Site is being improved with townhouse features to provide continuity of building facades along Church Street. These townhouse features on Church Street preclude the Applicant from devoting this portion of the Site to open space including residential recreation space as discussed below and thus add to the percentage of lot occupancy of the improvements.

Similarly, a portion of the building was pushed further eastward at HPRB's request, thus causing a larger percentage of the Site to be occupied than would have been the case otherwise. Typical load widths for a residential building are 55 to 65 feet. However, the building along 15th Street must be 75 feet in width in order to allow the top two floors of the Project to set back at a distance required by HPRB. This setback requirement forced the building to be "narrower" (i.e., not as deep) than originally desired by the Applicant at the upper floors and "fatter" (i.e. deeper) than originally desired by the Applicant at grade and on the lower floors. This 75 foot building depth at grade directly led to (i.e., caused) an increase in lot occupancy. Thus, *but for* the HPRB requirements, the portion of the Site occupied by this portion of the building would have been unimproved and would have been available to reduce the percentage of lot occupancy of the Project.

The alley easement also causes the Project to exceed lot occupancy requirements. Due to the need to provide an area for vehicular access to the existing east-west public alley from P Street, the Applicant must set aside an area 20 feet wide and 100 feet deep for this purpose. Because this alley area is covered by the upper floors of the Project, improvements above the alley must be counted in the percentage of lot occupancy of the Project. The alley easement occupies 4.9% of the lot. Because of this unusual site condition, the Project exceeds the allowable 75% lot coverage standard set forth in the Zoning Regulations.

In order to satisfy the lot occupancy requirement, the Applicant would need to relocate the alley easement to the eastern edge of the Site and refrain from building above the alley easement. This would, however, create a very unsatisfactory urban design/streetscape feature on P Street. Specifically, such a solution would create a "missing tooth" in the building facades along P Street, thus breaking up the continuity of retail uses that front on P Street. Such a solution, had it been proposed, might have been disapproved by HPRB. Thus, if the area above or to the east of the alley easement were not developed, the continuity of building facades along P Street would be interrupted and the vitality of the street would be adversely affected. Furthermore, although the Applicant's building occupies the area above the surface easement and such building area counts against the lot occupancy requirement, the Applicant cannot use this area at grade and is penalized by the inclusion of this area in its lot occupancy percentage.

Thus, the unusual shape of the Site, the portion of the lot occupied by the alley easement and HPRB design requirements have caused practical difficulties which increase the lot occupancy of the Project.

Residential Recreation Space. The practical difficulties discussed above for lot occupancy also adversely impact the Applicant's ability to provide the amount of required residential recreation space. Residential recreation space is often provided at the rear of a building or on the roof in order to optimize the use of such areas. However, as discussed below, certain areas on the subject Site or in the subject building that might otherwise have been available for use as residential recreation space are not available because of such practical difficulties.

Because the Applicant is required by the Arts Overlay District and other zoning requirements to provide a significant number of uses at grade -- particularly including retail-service uses, loading and residential recreation space – and because of the unusual shape of the Site, specifically including the higher-than-customary percentage of street frontage, the Applicant must accommodate a large number of uses and functions at grade on a site which limits its ability to do so. Thus, uses facing the street must be retail-service or residential and the loading facilities must be provided off the street. These factors severely limit the design and use options available to the Applicant. Furthermore, the high percentage of the Site with street frontage limits the space available for elevator-stair-core functions, "back-of-house" functions (e.g., trash, janitorial, mail room, etc.) and other services typically provided at the rear of a site. [The subject Site, by contrast has no rear!!]. Thus, after the street-facing uses, "back-of house" functions and loading facilities are all provided on site, little space is available for residential recreation space.

The Applicant proposes to devote 1,380 square feet of exterior open space at the rear of the building to a courtyard and additional area for use as residential recreation space. Interior space consisting of 1,848 square feet will also be devoted to residential recreation space. The public recreation space equals 3,228 square feet or 3.1% of the 110,000 square feet gross floor area (GFA) of the Project. In addition, a majority of the units will include private balconies or roof top terrace space (i.e., "private" recreation space) which total 8,726 square feet. If the

"public" and "private" residential recreation space were combined, the amount of total residential space provided would equal 11,954 square feet or 10.86% of the GFA of the Project.

No additional outdoor recreation space is reasonably available or can reasonably be provided.

First, no additional space is available on the roof. The design of the roof has been minimized to allow for smaller upper stories (set-back in the massing of building) to relate to the size and scale of the historic buildings on 15th Street. Additional outdoor recreation space is prevented due to the reduced upper stories, the mechanical systems space and building code requirements.

Second, as discussed above, no additional outdoor residential recreation space can be provided at grade. The alley easement intrudes on the Site from south to north, creating a pedestrian and vehicle access area to the public east-west alley. The loading facilities are located at grade. Access to the underground parking garage is provided at grade. The portion of the Site on Church Street that might have been available for outdoor recreation space was required by HPRB to be devoted to residentially-scaled improvements. Therefore, no additional area is available for outdoor residential recreation space on the ground level.

Third, no additional interior space can be devoted to this use. The balance of the uses above or below the ground floor are devoted to residential, service-related office or retail or core serving the residential above and the parking and retail below. In addition, any conversion of the below-grade parking spaces to residential recreation space would displace parking which is extremely important to the neighborhood.

Finally, although such a use does not technically count as residential recreation space, a portion of the below grade space will be marketed to a health club/gymnasium. The Applicant intends to provide a two (2) year membership to residential unit owners. While not exclusively for resident's use, this benefit will be made available to residents in lieu of public recreation space.

Thus, the indoor residential recreation space and the outdoor recreation space in the rear to be provided by the Applicant cannot be supplemented by additional recreation space without compromising the objectives of the Arts Overlay District or reducing much needed on-site parking.[1]

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1 The residential recreation space requirement has proven difficult for many applicants to comply with in many other projects including several projects in the subject square and elsewhere in the city. The requirement is contrary to the goals of the underlying zone district of maximizing housing and increasing pedestrian activity. Recently, both the Board and the Zoning Commission have recognized that the requirement is inappropriate for an urban neighborhood and have thus granted variances from this provision, oftentimes at significant percentages. See,

A reduction of the amount of residential recreation space required is reasonable in consideration of (i) the practical difficulties inherent in the Property and (ii) the amount of private recreation space provided. Moreover, there are ample places to walk, jog, run and bicycle nearby. In addition, current market conditions are such that many projects are not able to provide the total amount of residential recreation space required and, more importantly, notwithstanding the zoning requirements, such recreation uses are not sought after or desired by the vast majority of condominium purchasers or rental apartment tenants.

Loading. The Project will provide three loading facilities as follows: one (1) berth at 30 feet, two (2) service/delivery spaces at 20 feet and one (1) platform at 209 square feet. If the matter-of-right requirements were strictly applied, the residential component of the Project would require one (1) additional berth at 55 feet and the retail component would require one (1) additional berth at 30 feet and two (2) platforms at 100 square feet each. This would mean the Project would be required to provide a total of five (5) loading berths and service/delivery spaces, an amount more typical for a few large downtown office buildings three or four times the size of the Project.

The 30 feet berth and two (2) service/delivery areas to be provided by the Applicant are sufficient for both the residential and retail users. The loading berth and delivery areas will be used by residents when they move in. However, subsequent use by residents will only be very occasional and, as such, can be restricted to times which pose the least amount of conflict with retail users. Likewise, retail users can be restricted to the use of loading facilities during times which cause the least amount of conflict with the loading needs of the residents. Further, it is likely that the timing of build-outs for retail tenants will be different from move-in dates of the residential tenants because such build-outs will generally occur after the residents have moved in. Thus, through contractual restrictions, any conflict between the loading needs of residents and retail tenants will be minimized.

The site constraints and size and location of the alley and alley easement area make providing additional berths and service/delivery spaces impractical without adversely impacting the preferred residential and retail components, the building footprint and the design of the building. The practical difficulty of providing additional berths arises from the size of the area devoted to the access easement area and because the remainder of the building at grade is

---

e.g., March 19, 2002 BZA Transcript (BZA Applications 16841 and 16848) at 41 and 75-76; December 18, 2001 BZA Transcript (BZA Application 16809)(wherein a member of the Board referred to this requirement as "antiquated".) The Board and the Commission have requested that OP study further these "onerous and impractical" requirements and recommend appropriate amendments to the Zoning Regulations to remedy the outmoded nature of the requirements for residential recreation space. (Id.) Until such time as amendments are adopted, applicants must seek relief from the Board to reduce the amount of residential recreation space on a case by case basis.

devoted to required retail, residential, building core, residential recreation space and other uses.[2] Because of the easement and other uses at grade, the Applicant is unable to meet the loading requirements while providing required residential and retail space at the Property.

Under the third prong of the variance test, the Project will provide substantial benefits to the community including underground parking, ground floor retail and quality residential space. There will also be a lack of adverse impacts from the variances requested resulting in no "substantial detriment to the public good" and no substantial impairment of "the intent, purpose and integrity of the Zoning Regulations and Map."

The Site is within the C-3-A zone district, which permits medium density residential/office development. The Site is also within the Uptown Arts – Mixed Use Overlay District, and meets the purpose and intent of the objectives of the overlay district under 11 DCMR § 1900.2 in the manner discussed below (objectives are in *italics*):

- (a) *encourages a scale of development, a mixture of building uses, and other attributes such as safe and efficient conditions for pedestrians and vehicular movement* – the proposed Project is at a scale approved by HPRB and contains a mixture of uses as required by the Arts Overlay district. In addition, the retail entrances on P and 15th Streets alternate between the entrances for the residential access on Church and 15th Streets.

- (b) *require retail, entertainment and residential uses that encourage pedestrian activity* - the Project will provide a strong mix of retail, service and residential uses and will encourage pedestrian activity on P and 15th Streets;

- (d) *expand the area's housing supply in a variety of price ranges* – this Project will provide 105 residential unit spaces which have a considerable range in size and price;

- (f) *strengthen the design character and identity of the area* – the design, as approved by the HPRB, will successfully evoke the themes of the row houses and small apartment buildings along 15th Street while still providing visual interest compatible with the Historic District; and

- (g) *encourage adaptive reuse of older buildings in the area and an attractive combination of new and old buildings* – the new and attractive building providing ground floor and below ground retail on P and 15th Streets and ground floor residential on 15th and Church Streets and above ground residential housing on all three streets will meet this objective.

---

2. A similar loading variance issue was granted by the Board in Application No. 16832. In that case, the alley access easement created turning radius constraints which made it unlikely that a tractor trailer, normally the user of a 55 foot loading berth, would be able to utilize the loading areas without sacrificing parking, retail or residential space.

In addition, the proposed development is consistent with the Comprehensive Plan Generalized Land Use Map designation for the Site of Moderate Density Mixed Use (Residential and Commercial) Land Use Category. The proposal also meets the following Uptown Arts Special Treatment Objectives under § 1130 (objectives are in *italics*):

- (a) *promote the historic character of the area* – the HPRB has approved the design as being in conformance with the historic character of the area;

- (e) *encourage street level retail and service uses* – the proposal includes appropriately scaled street level retail on 15th and P Streets;

- (k) *address the narrow commercial sites to encourage suitable scale and massing* – the Church Street "in fill" was given townhouse features and the massing of the two top floors was moved back significantly from the 15th Street façade at the request of HPRB in order to achieve suitable scale and massing;

- (l) *adequate parking facilities to support development policies* – the Project provides parking spaces well in excess of what would otherwise be required (123 spaces is required;. the project will provide a minimum of 167 spaces.); and

- (n) *the provision of new housing opportunities* – this large project with its 105 residential unit spaces maximizes new housing opportunities.

In addition to the considerable public and community benefits of the proposal, the Applicant's Project -- and specifically the requested variances -- will not create substantial adverse impacts or detrimental effects on the public. The lot occupancy variance will not cause a substantial adverse effect. The residential recreation space variance will have no adverse impact because of the extensive amount of "private" recreation space provided in the form of balconies and terraces. Ample loading facilities will be provided even with a variance from certain loading requirements.

V.

Witnesses. The following witnesses will testify in support of the Application:

1. Marc Fairbrother, AIA, RTKL (with John Becker, AIA, RTKL)

2. Mr. Scott Pannick, Principal, 1515 15th Street, LLC

3. Michael J. Workowsky, Wells & Associates, LLC

VI.

Conclusion. For the reasons set forth above, 1515 15th Street, LLC, Jacob A. Kamerow, Trustee and Edith Kaplan, Trustee, by and through counsel, submits that the Applicant has satisfied (and will satisfy) all applicable zoning requirements and the requisite burden of proof and, therefore, the Application should be granted.

Respectfully submitted,

GREENSTEIN, DELORME & LUCHS, P.C.

By: _____
Jacques B. DePuy

By: _____
Lyle M. Blanchard

229166v4

CERTIFICATE OF SERVICE

_____I HEREBY CERTIFY that a copy of the foregoing Pre-hearing Statement of the Applicant was mailed, first-class, postage prepaid, this 30th day of March 2004, to:

Advisory Neighborhood Commission 2F
c/o Carey Silverman, Chair
Washington Plaza Hotel
P.O. Box 9348
Washington, D.C. 20003

Mr. Travis Parker
Office of Planning
801 North Capitol Street, N.E.
Fourth Floor
Washington, D.C. 20002

Lyle M. Blanchard

EXHIBIT "A"

[See attached HPRB Reports]



HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1515 15th Street, NW**	X	Agenda
Landmark/District:	**14th Street Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**June 26, 2003**		Alteration
H.P.A. Number:	**03-284**	X	New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicants, Metropolis Development with RTKL Architects, return to the Board for on-going conceptual design review for construction of a seven-story apartment building on 15th Street between P and Church Streets. The project has been presented at each of the past two HPRB meetings and continues to be refined in response to the Board's comments and direction.

Since previously presented, the applicants have given further attention to the 15th Street elevation, which was the Board's primary area of concern. The top floors have been redesigned, still differentiated from the base building, but far better integrated into the design since being shown previously as a glazed curtain wall. The face of the upper floors has been further set back to approximately 15 feet from the property line, and now includes metal projecting bays, masonry skin and punched windows which relates to but is secondary to the lower floors. The base of the building has also evolved with slightly more masonry, and a repeating but slightly varied rhythm of punched windows within each of the modules. The intent is to create a massing pattern and rhythm that relates to the rowhouses and small scale apartment buildings along 15th Street which has an overall order, but allows variety within the order.

A preliminary landscape plan for 15th Street has also been developed, which has been helpful in making decisions about how the building should be further developed at the ground level. The plan calls for several ground level apartment units with semi-private patio spaces, a continuous swath of public green space enclosed with a low metal fence, the primary entrance to the building, and an outdoor café space at the corner. The result is that the order established on the upper portions of the façade breaks down somewhat under the multiple uses and with the variety of doors, windows and bays, and the building's primary entrance remains under-whelming. The staff would recommend that the building entrance be moved one bay to the left (to the one-story element with the coursed brickwork), which would establish a consistent location for doors into the building, and that the first floor fenestration continue to be studied.

Given the Board's comfort with the P Street elevation at previous meetings, its design has been developed to a greater level of detail than the 15th Street elevation, with brick and precast detailing commensurate with the character of masonry buildings in the historic district. The Church Street elevation has not been developed to the same stage, however, the oriel bay over the garage has been addressed with a supporting element as was previously recommended.

The staff recommends that the Review Board approve the revised concept as consistent with the purposes of the preservation act, and delegate final approval to staff.

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1515 15th Street, NW**	X	Agenda
Landmark/District:	**14th Street Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**April 24, 2003**		Alteration
H.P.A. Number:	**03-284**	X	New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, Metropolis Development with RTKL Architects, seeks conceptual design review for construction of a seven-story apartment building on 15th Street with frontage on both P and Church Streets. The site is currently occupied by a non-contributing one-story concrete block building (a Duron paint store) and its parking lot. The site is adjacent to the proposed DeSoto and completed Hudson apartments on P Street, is across 15th Street from St. Luke's Episcopal Church (a National Historic Landmark), and abuts several modest rowhouses on Church Street. While the P Street frontage technically falls outside the boundaries of the historic district (which extends down the center line of the alley running parallel with P and Church Streets through the center of the Duron building), the combination of lots into a single parcel brings the entire project under HPRB review.

The proposal calls for a contemporary design that reflects the two-story living spaces within the building, and which responds to the variety of different contexts presented by this site. On P Street, the building rises to 75 feet (the height of the DeSoto and Hudson apartments) to establish a uniform height for the north side of this street. The eastern most bay would be recessed slightly, and two projecting oriels and a corner tower element are used to relieve the otherwise sheer elevation. On 15th Street, the upper two floors would be set back, lowering the apparent height of the building to about 55 feet. The façade would be organized into four repeating modules, each with a four-story oriel window, two-story windows and balconies. On Church Street, the building further steps down in size and massing, to about 45 feet high, to create two townhouse units that relate to the small scale and size of the abutting row houses. Garage entrances for the residential component of the building would be located on Church Street; the building would span over but retain the existing alley on P Street, which would also serve as the entrance to a public parking garage.

With one minor exception, the overall height and general massing is not inappropriate for this site. The 75 foot height on P Street has been well established by several projects completed or under construction, while the 55 and 45 foot heights proposed for 15th and Church Streets relates to the heights of buildings on those streets. The one issue regarding the massing that should be further evaluated is the tower element at the corner of 15th and P. While establishing a strong corner presence can be a way of evoking the historic district's corner towers and turrets, this corner might not be the right place to do this. Since the intention is to otherwise step the building down as it rounds the corner to relate to the lower heights on 15th Street, de-emphasizing the corner might be the more compatible approach in relating to the smaller buildings across the street. As proposed, the tower element emphasizes the height and bulk of the building.

The conceptual elevations for P and Church Street represent a good beginning, in that each relates to the character of their respective streets. The repeating grid pattern of the P Street elevation and the bay-fronted townhouse organization of the Church Street elevation each have an identifiable precedent and understandable order. The 15th Street elevation, by contrast, does not seem as successfully resolved. While the repeating modules are intended to reflect and relate to the repeating rhythm of rowhouses and small apartment buildings that define the character and cadence of 15th Street, they are proposed at such a vastly larger scale that the relationship isn't really established. The organization of the elevation, with projecting bays, large two-story sheets of glass, balconies, and smaller windows results in a pattern of openings that is similarly overscaled and unrelated to the buildings in the historic district.

The staff suggests that the next step in the design process be the preparation of street elevations documenting the blocks to the north and south along 15th Street, so that the 15th Street elevation can be assessed in context with the surrounding streetscapes. This would not only be helpful for presentation to, and evaluation by, the HPRB, but would be useful as part of design development process itself.

The staff recommends that the Review Board approve the general height and mass, and direct the applicants to continue working with staff on the façade compositions.

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

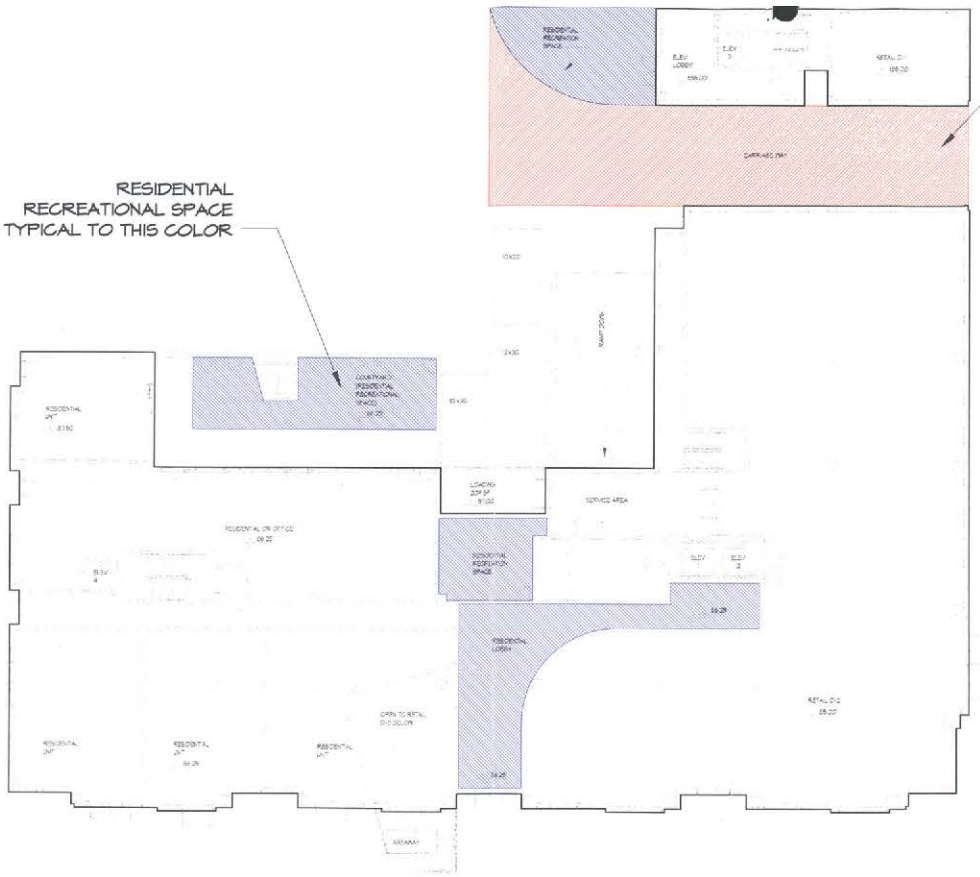
Property Address:	**1515 15th Street, NW**	X	Agenda
Landmark/District:	**14th Street Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**May 22, 2003**		Alteration
H.P.A. Number:	**03-284**	X	New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicants, Metropolis Development with RTKL Architects, return to the Board for on-going conceptual design review for construction of a seven-story apartment building on 15th Street between P and Church Streets, on the site of the Duron paint store. The site is adjacent to the proposed DeSoto and completed Hudson apartments on P Street, is across 15th Street from St. Luke's Episcopal Church (a National Historic Landmark), and abuts several modest rowhouses on Church Street.

Since previously presented, the applicants have given particular attention to the 15th Street elevation and treatment of the P Street corner. As per the direction of the Board, the studies for this were developed after a more careful analysis of the rhythms and façade compositions of the buildings along the street so that the revised elevation would better relate to its historic design context. Each of the four large modules of the 15th Street façade has been developed in an effort to better relate to the proportions and overall façade organization of the historic district's row houses and small-scale apartment buildings. Additional setbacks have been introduced to further modulate the façade, the projecting bays have been redesigned to be more sculptural and include small balconies, and the window and door openings have been regularized to lessen the distinction between the one and two story spaces within. The set back for the top two floors has been increased, establishing a stronger horizontal break in the building at the point that relates to the general heights of the lower buildings along the street. The resulting elevation, while not fundamentally different from what was previous presented, is significantly improved in its organization, proportions, and hierarchy of elements.

The projecting tower element has been moved from the corner, which is kept lower in deference to the residential character of 15th Street, and shifted to the P Street elevation, while the two projecting bays previously proposed on P Street have been eliminated. Introducing some depth to the P Street elevation, by insetting the windows, or creating shallow balconies within the masonry enframed wall, should be evaluated as the project continues to be developed. Also important will be developing the tower element so that it reads as residential rather than commercial in character.

The staff recommends that the Review Board approve the revised façade compositions, and direct the applicants to continue working with staff on development of the articulation and materials use for the facades.



RTKL

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1515 FIFTEENTH STREET

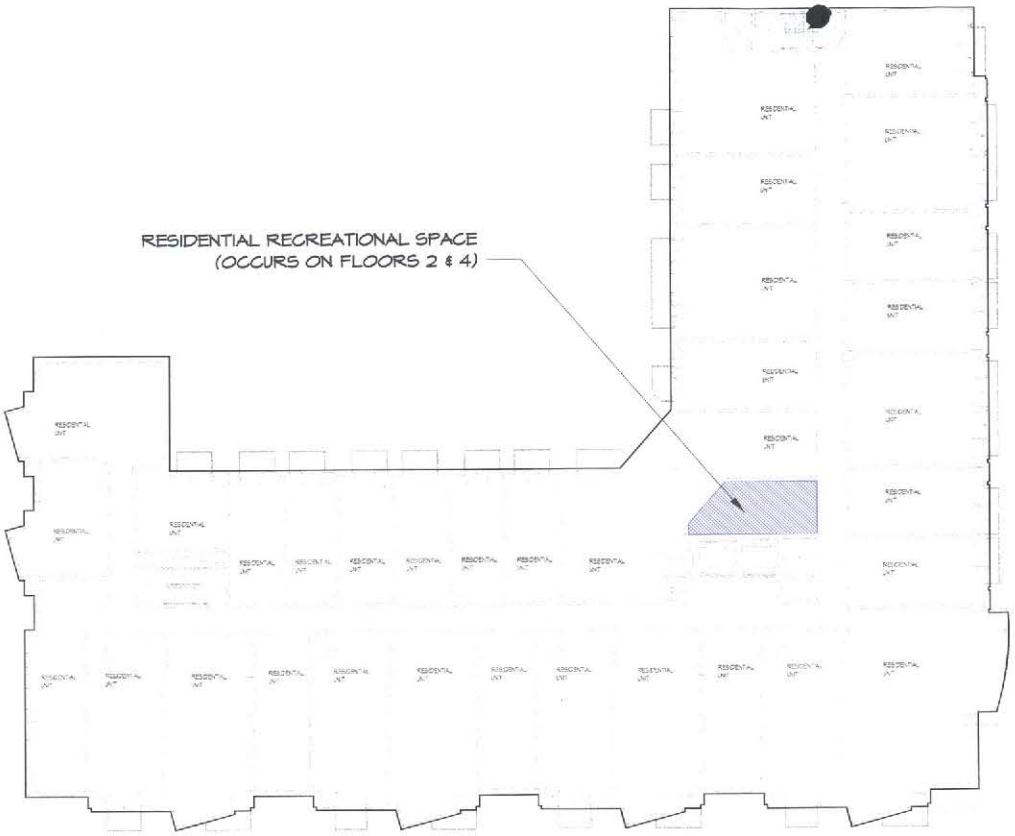
W A S H I N G T O N, D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

GROUND FLOOR PLAN

1" = 20'-0"

N



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1515 FIFTEENTH STREET

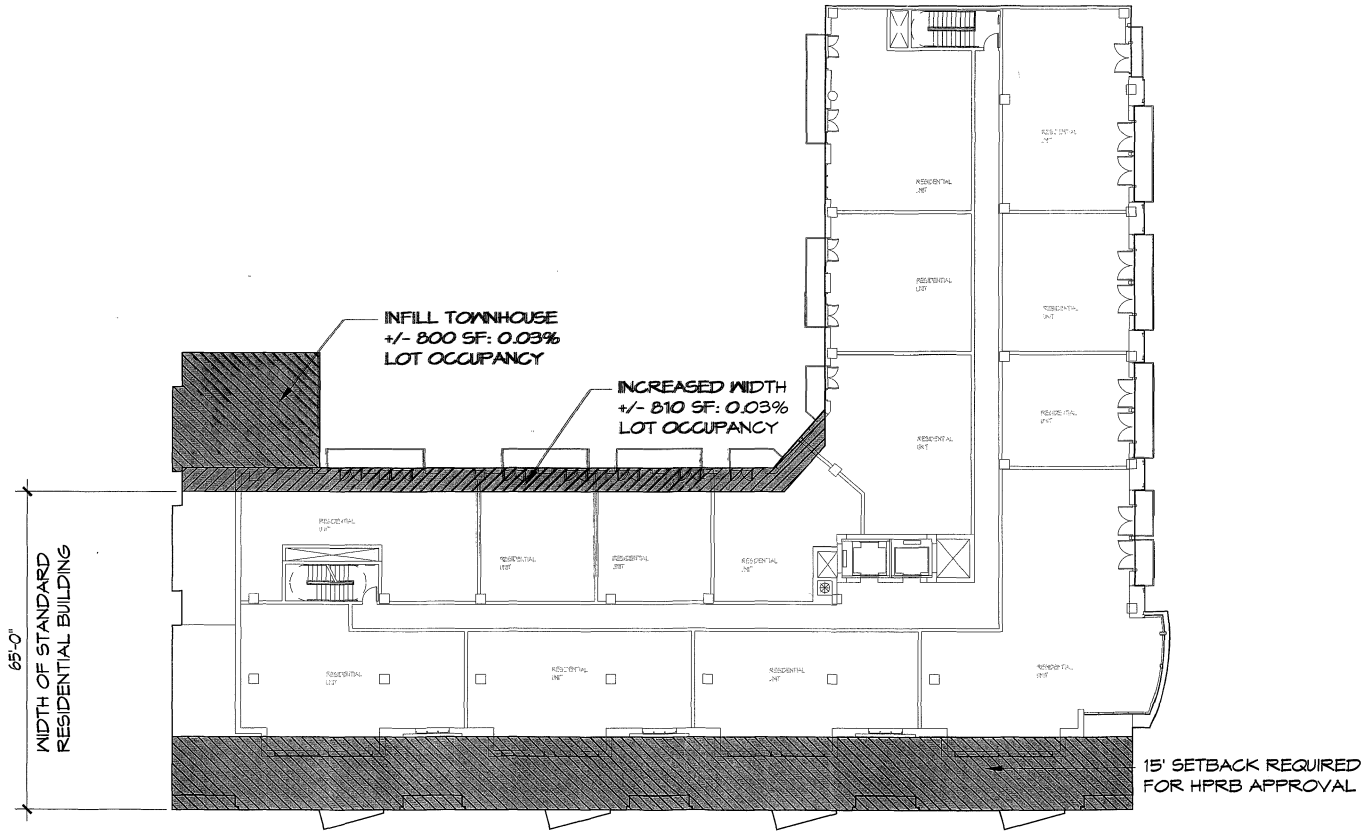
W A S H I N G T O N, D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

SECOND FLOOR PLAN
(4TH FLR SIM)

1" = 20'-0"

N



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1515 FIFTEENTH STREET

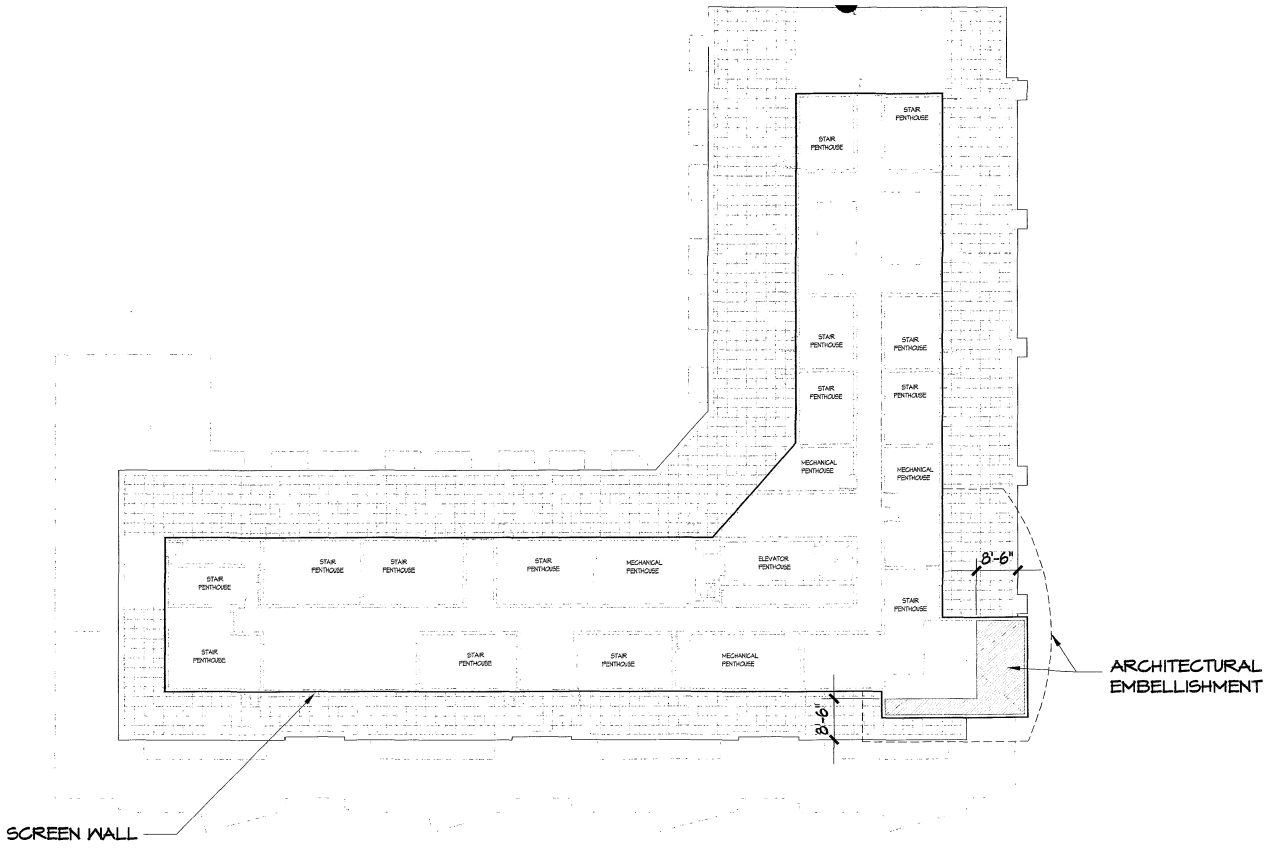
W A S H I N G T O N, D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

SEVENTH FLOOR PLAN

1" = 20'-0"

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1515 FIFTEENTH STREET

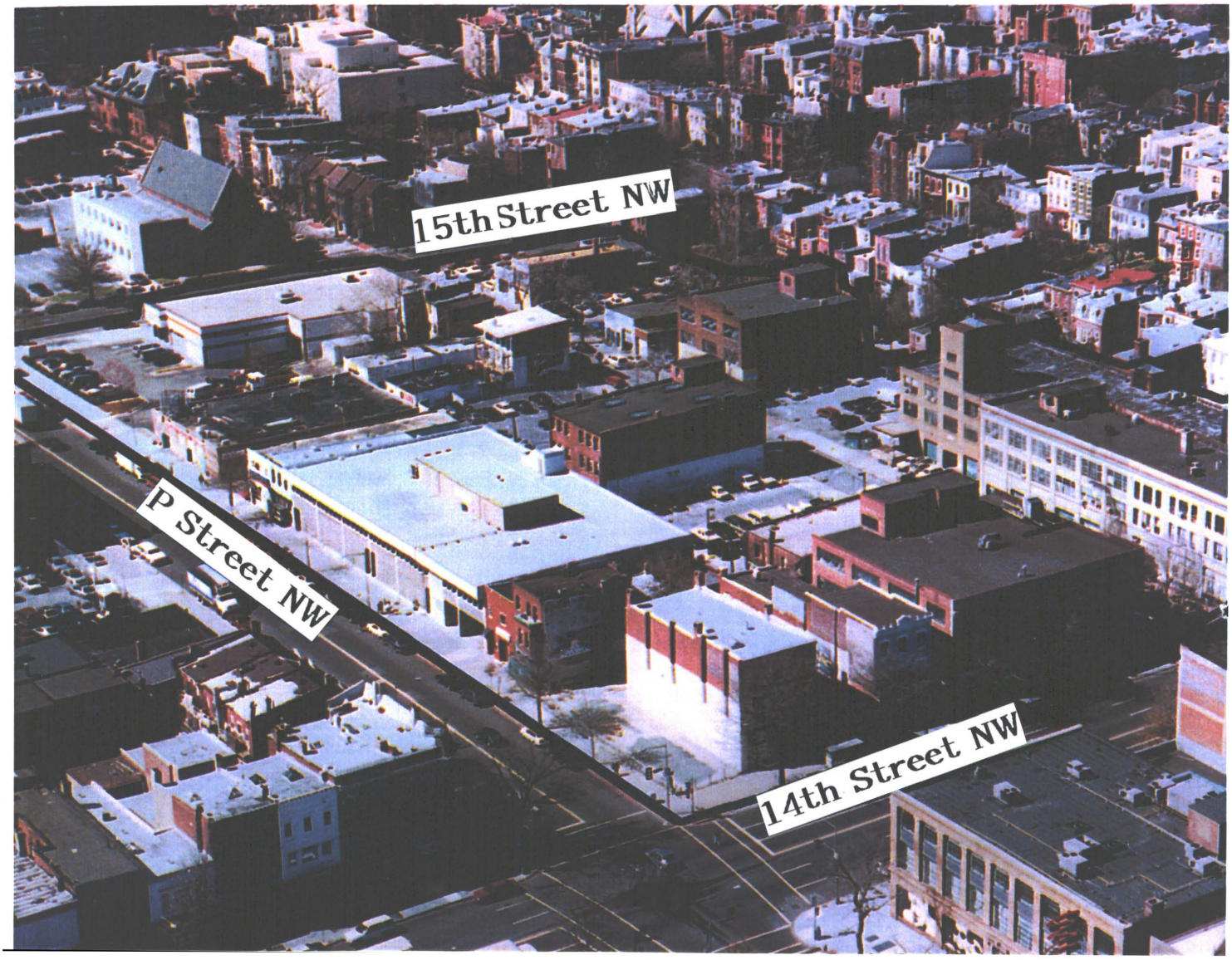
W A S H I N G T O N , D C

Owner: 1515 15TH STREET, L.L.C.
Developer: Metropolis Development Company, L.L.C.

PENTHOUSE PLAN

1" = 20'-0"

N


15th Street NW
P Street NW
14th Street NW


DURON