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

Property Address:	1336 8th Street, NW	X	Agenda
Landmark/District:	Shaw Historic District		Consent Calendar
Meeting Date:	June 2, 2016	X	Concept Review
H.P.A. Number:	16-353		Alteration
Staff Reviewer:	Steve Callcott	X	New Construction
			Demolition
			Subdivision

Roadside Development (1336 8th Street LLC), with plans developed by Shalom Baranes Associates, seeks conceptual design review for construction of a ten-story apartment building on the site of a parking lot at the corner of 8th and O Streets NW in the Shaw Historic District. The project will be submitted as a planned unit development to the Zoning Commission.

Property Description

The property is currently vacant and used as a surface parking lot. The site is immediately adjacent to an alley and a non-contributing church to the west [the Board gave conceptual approval for construction of a nine-story, 94.5’ tall, apartment building on the site in April 2015], and a row of mostly two and three story contributing rowhouses to the south. A recently constructed nine-story hotel is located across O Street – part of the O Street Market complex approved by the Board -- and a 1970s ten-story apartment building is located across 8th Street to the east.

Proposal

The project calls for a ten-story (94.5’ tall) apartment building with ground level retail. The building would be composed of three interlocking blocks that would step up in height – a long four-story block of duplex rowhouses along 8th Street, a transitional eight-story block facing O Street, and a ten-story block oriented north-south along the alley at the west edge of the site. Each of the three blocks would have its own vocabulary of window types, and brick and trim colors. The ten-story block would be capped by a penthouse.

Evaluation

The organization of the building’s height and mass, with the lowest block along 8th Street, has been developed to provide a compatible relationship with that street’s historic buildings. While clearly contemporary, the individual entrances to the units, rhythm of projections, attenuated vertical windows, and projecting cornices have all been developed to relate to the context of historic buildings on that street. As this is the only direct adjacency between the new construction and historic buildings, it is appropriate that it is the location where the new construction most closely relates to the design characteristics that are typical of the district.

The transitional block is the most free form in shape and pattern of fenestration. It includes a three-story retail projection and a two-story projection immediately above the terminus of the four-story

block. The largest block has a more rigorously organized pattern of fenestration set within a strong framework.

The proposal's use of brick in a variety of earth tones, differentiated heights and masses, and varied patterns of fenestration are successful in breaking the large building down into smaller components. The unusual use of projections on the O Street elevation would provide a dynamic composition and contrast to the flat-faced towers of the hotel to the north and the apartment building to the east.

Recommendation

The HPO recommends that the Review Board find the concept for new construction to be not incompatible with the character of the Shaw Historic District.