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

Landmark/District:	Randall School	<input type="checkbox"/> Agenda
Address:	65 I Street, SW	<input checked="" type="checkbox"/> Consent Calendar
Meeting Date:	September 28, 2017	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	14-124	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Subdivision
Staff Reviewer:	David Maloney	<input checked="" type="checkbox"/> Conceptual Design

Lowe Enterprises, the new developer and agent for property owner the Trustees of the Corcoran Gallery of Art, has filed a revised conceptual review application for the proposed redevelopment of the old Randall School and its site at First and I Streets, SW. The project includes a new museum of contemporary art, restaurant, and commercial/education facility in the historic school building, and a 12-story apartment building with about 500 living units and underground parking.

The Board last considered the Randall School project in October 2013, finding the concept plans for renovation of and addition to the school, and for the new apartment building, to be compatible with the historic landmark.

Comparison with Previously Approved Concept

The revised concept plans, prepared by Beyer Blinder Belle architects, are consistent with the approved concept. Several notable changes improve the compatibility of the concept and are responsive to comments raised previously by the Board (see particularly the project renderings on pages A01/A2, A21, and A22 of the architectural plans). These changes include:

- The museum addition at the rear of the central school block has been removed;
- The two overhanging apartment wings immediately behind the school have been cut back; and
- The façades of the apartment building have been refined, introducing three large all-glass sections on the upper floors of the southern wings bracketing the school and the central portion of the north façade.

The changes substantially improve the compatibility of the project with the historic school. They reduce the massing rising behind the school, open up the courtyard space behind the school significantly, introduce glass facades that are visually quieter and less distracting, and more clearly break down the scale of the tall apartment block into distinct 6-story components.

School Rehabilitation Plans

The revised conceptual plans also include more detailed information on the school rehabilitation (see particularly the executive summary of the exterior assessment survey). The rehabilitation

concept is largely unchanged. Two notable improvements are that the front door will be retained in its historic condition, without the addition of a basement entrance below it, and the rear of the central block will remain open to view, without the attachment of a modern gallery addition. Otherwise, the additional information represents further development of the existing concept based on more detailed and updated investigation of building conditions.

Previous reviews of the project anticipated repair of the existing original windows in the school building. The exterior assessment summary evaluates the condition of the windows in detail, and concludes as follows:

Based on a recent sampling of a selection of window types in varying conditions, the windows have been found in deteriorating conditions. The development team would like to replace every window with historic accurately detailed wood clad windows to ensure the windows look uniform and of consistent quality. Sealant will be replaced at all doors, windows, and concrete masonry and all sills will be cleaned and up to 25% of the sills may need to be replaced.

The technical portion of the document includes the following assessment:

- Most windows, with an exceptional few, appear to be in fair to good condition.
- Most sashes are in good condition.
- Interior trim is in good condition.
- Exterior trim and frame will mostly require new paint, glass and glazing.
- Some exterior wood sills, frames and brick mold sections may require replacement.
- Muntin profile appears to allow for an additional 3/8" to accommodate a narrow insulated glass unit
 - However, deep masonry openings would accommodate interior storm windows if existing historic sashes were returned to single pane glass.
 - Additionally, gross total of window opening does not exceed 15% of total exterior envelope. Insulated glass or interior storm windows may not be necessary to meet LEED requirements.

The request for window replacement is unconvincing based on the technical analysis, and the staff recommends that the Board endorse repair as the preferred approach.

The Historic Preservation Office recommends approval of the revised conceptual plans, to include a repair-based treatment of the school windows. HPO further recommends delegation of final approvals to the staff.