

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

Property Address:	1441-1449 U Street, NW	X Agenda
Landmark/District:	U Street Historic District	Consent Calendar
Meeting Date:	April 24, 2014	X Concept Review
H.P.A. Number:	14-176	Alteration
Staff Reviewer:	Steve Callcott	X New Construction
		Demolition

Jonathan Rose Companies and Somerset Development Company, with plans prepared by Eric Colbert & Associates, seek on-going conceptual design review for construction of an apartment building on the site of non-contributing buildings in the U Street Historic District. When reviewed in March, the Board found the height, mass and general architectural direction of the project to be compatible with the character of the historic district, but requested some simplification and refinement to the U Street facade.

Project Description

The project has been revised in response to the comments of the Board:

- The building's base, which was found to be proportionally too short for a building of this height, has been revised, and a projecting storefront added at the east end of the façade;
- The projecting upper-story bays have been regularized into a more discernable rhythmic pattern;
- The projecting bays within the entrance tower have been eliminated;
- The glazing pattern within the projections has been made more vertical in orientation;
- The material palette has been simplified;
- The inverted U-shaped trellis element on the roof has been eliminated.

Evaluation

The revisions respond to the concerns raised by the Board and improve the compatibility of the proposal.

Recommendation

The HPO recommends approval of the concept as not incompatible with the character of the U Street Historic District and consistent with the purposes of the preservation act. Final delegation to staff is recommended.