

U. S. COMMISSION OF FINE ARTS

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28 January 2021

Dear Mr. Millstein:

In its public meeting of 21 January conducted by videoconference, the Commission of Fine Arts reviewed a second concept submission for the redevelopment of the historic Cotton Annex site at 300 12th Street, SW, including the renovation of the historic building and the addition of a 13-story mixed-use apartment building (case number SL 21-056). Expressing appreciation for the responsiveness to its previous advice, the Commission approved the concept and provided the following recommendations for the development of the design.

The Commission members praised the project team for developing a design which they characterized as handsome, commenting that the revisions to the two lower building volumes better complement the massing and articulation of the historic building, particularly at the northeast corner. They expressed support for the reduced color contrast between the exterior materials of the upper and lower parts of the facades; they recommended further lightening the dark gray brick proposed for the lower floors and the pewter-gray metal panels proposed for the upper floors and the penthouse. For the large projecting bays proposed at the east and south facades, they recommended considering refinements at the bottom of each bay to convey a sense of tectonic support, perhaps adding articulation such as corbeling or brackets below the bays. For the landscape design, they requested further study of the proposed seat walls at the northwest entrance court, recommending that these have a closer relationship in design and materials to the building design.

The Commission looks forward to further review of this prominent project and requested that the project team return with a developed design in response to these comments prior to submitting for permit. As always, the staff is available to assist you in the development of the design.

Sincerely,



Thomas E. Luebke, FAIA
Secretary

Paul Millstein
Douglas Development
655 New York Avenue, NW, Suite 830
Washington, DC 20001

cc: Jack Boarman, BKV Group