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

Landmark/District:	Riggs Building (Keith-Albee Building) and National Metropolitan Bank	<input type="checkbox"/> Agenda
Address:	655 15th Street, NW	<input checked="" type="checkbox"/> Consent Calendar
Meeting Date:	September 18, 2014	<input checked="" type="checkbox"/> Alteration/Addition
H.P.A. Number:	14-531	<input type="checkbox"/> New Construction
Date Received:	September 2, 2014	<input type="checkbox"/> Subdivision
Staff Reviewer:	David Maloney	<input checked="" type="checkbox"/> Conceptual Design

The Metropolitan Square Associates, LLC and developer Boston Properties return to the Board for review of proposed façade replacement at non-historic sections of Metropolitan Square, on the block bounded by 14th, 15th, F, and G Streets, NW. The proposal is subject to review by the Board under the preservation law, as well as by the Commission of Fine Arts under the Shipstead-Luce Act.

The Board reviewed an initial concept in July, which included a proposal for an all-glass section of façade rising above the preserved historic facades on 15th Street. The Board supported the concept of the façade replacement, but recommended further study of an alternative concept that would present a more unified architectural approach as a neutral backdrop to the historic façades.

The applicant has developed a revised design concept that responds to the Board's comments. The revision carries a version of the typical façade bay around the entire building including the 15th Street façade. On 15th Street, the proportions are adjusted slightly as a backdrop to the historic facades. The recess at the upper two floors is shallower, and the narrower dimension of the precast piers on those two floors is maintained on all floors of the 15th Street block. On all of the new street facades, there is a stronger visual weight to the center mullions and spandrels in the typical bay. Some further refinement of the irregular bays at returns and at the juncture with the historic mansard roof may occur as the design proceeds.

The changes give a more unified expression to the building overall and create a more deferential backdrop to the historic facades.

HPO recommends that the Board approve the revised conceptual design for new facades, with delegation of design refinements to the staff in coordination with the staff of the Commission of Fine Arts.