



piece that cantilevers. I would not take away from that cantilever, let that piece be and let it continue to hover above. If anything I would be additive rather than subtractive. Canopies, a glass corner piece, something as an element of its own that adds to these pieces. I think the historic 3-story piece that you're adding against the 80% of the rest of the building, which is generally just having its windows replaced, will be a less cohesive composition than it is today.

- The owner wanted to get rid of the balconies on the project. We had looked at taking balconies off of the building. In regards to the historic nature of the base, I'd love to give more clarification; were using traditional materials, the owners are very interested in the interior having a very traditional feel, that will be renovated as well. Bringing that aesthetic from the interior to the exterior; we're intending that these elements are a contemporary interpretation. When you're on the street you'll feel a very contemporary interpretation of a traditional massing.
- Our preference would have been to maintain that prominent cantilever piece, which in its time was pretty neat. It's dated now and we're looking at refreshing and going a different direction. To harken back to being a premier hotel on the Capitol Square. It does lend itself to that 1960s look and feel. Balconies are just something tall hotels don't want to get into.
- It wouldn't have to be a balcony, I would look at adding a form, a building addition.
  - My fear is that it will be so costly that it wouldn't be practical. It's going to affect an awful lot of rooms, I don't know what it would actually be. If we get into more than the 20,000 square feet that would take it to another level, it would mean adding a sprinkler system and might move into the privilege in the streets category.
- I agree with the traditional design elements. You're really fighting against what you've got there. You've got a 3-story base, a 4-story middle and a 2-story top and it's just not working. I would strongly discourage you from going from 1960 to 1980 and then back to the teens of the 20<sup>th</sup> Century. We can't tell you what to do on the inside, but I would really encourage you to go with the streamline, really integrate what you see in that corner. A simple expression looks lighter, more airy and is certainly more consistent with the building that is there now.
- I really do appreciate that you're trying to do something with this property. This parking lot area, that wall is so prominent.
  - There are a good amount of trees there.
- It's not the top I'm worried about, it's that whole bottom area. Is there something that could be done?
- Maybe something like a trellis?
- The picket fence screening elements, if that were something more substantial, it would screen that blank wall a bit more and reinforce the street edge. Whether something that goes vertically or something built.
- If the corner stays that might save you some costs in some ways, and time. If you use that top as an expression of that period piece that's going to stay, think about how it could still be expressed in a way that fits that period.
- If you did a 2-story streetfront addition that just sang, this can be quieter and less detailed.
- What if you bring the line down so it lets you do a more significant entry?
- As you go up it loses that streamlined look that it had originally. You could have more continuity with the building above it.
- The curve looks like 1905, that's why I'm resistant to it.
- Staff summarized the minimal level of general modifications as simplifying the material palettes, doing a different parapet treatment that's thinner, a lot less heavy; same thing with the base of the building.
- (Steve Cover, Director, Department of Planning and Community & Economic Development) I like the curvilinear top, I think it's a massive improvement over what's there now. The curvilinear approach unifies that whole corner. I also like what is being proposed from the ground. You're taking a hotel that looks dated and making it look like a really nice, classy hotel. It does kind of have that Washington, D.C. look to it. We really like it.

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.