

1772 CHURCH STREET NW

HISTORIC PRESERVATION REVIEW BOARD

JUNE 27TH, 2014

PROJECT TEAM:

OWNER

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BUILDING DATA:

LOCATION: 18TH & CHURCH STREETS, NW
SQUARE/LOT: 0156/0369
ANC: 2B

ZONING DISTRICT: DC/SP-1
OVERLAY: DUPONT CIRCLE OVERLAY

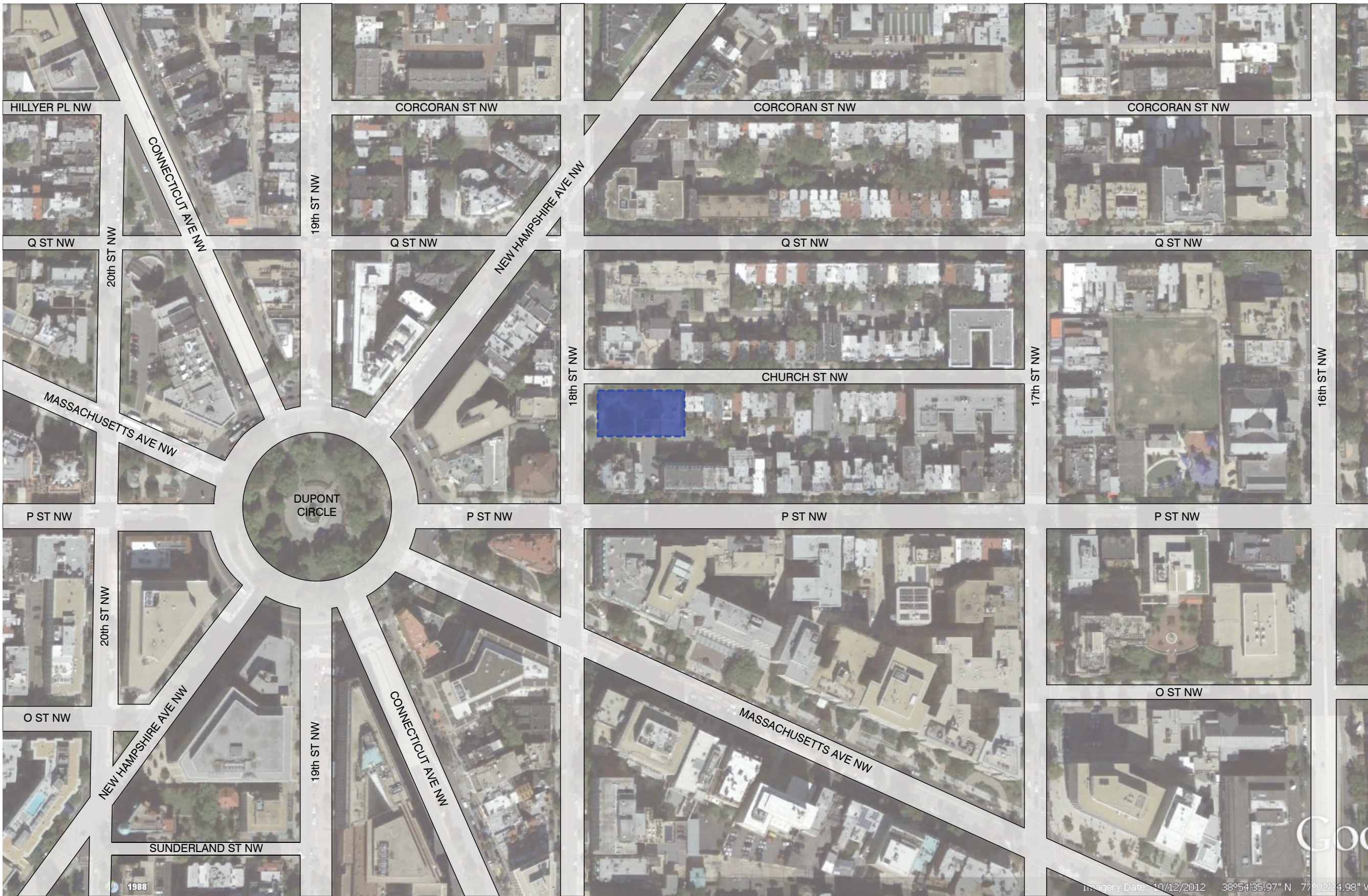
DRAWING LIST:

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A-2 SITE CONTEXT PLAN
A-3 ZONING ANALYSIS
A-4 SITE CONTEXT PHOTOS
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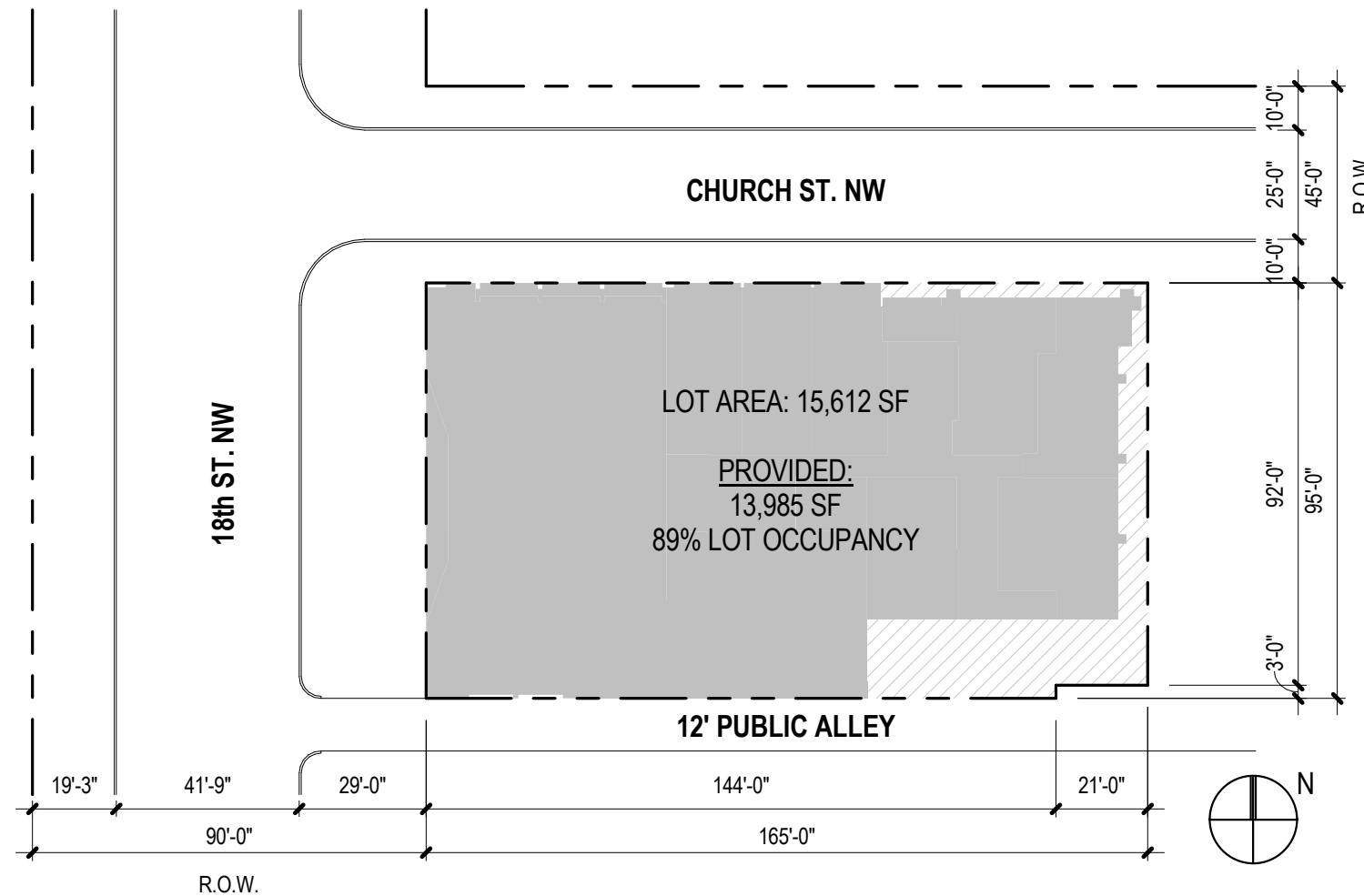


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SITE CONTEXT PLAN

A-2

Scale
N.T.S.



INCLUDED IN OCCUPANCY

- Yes
- No

1772 CHURCH STREET NW
 ZONE: SP-1 with DUPONT CIRCLE OVERLAY
 WARD: 2
 ANC: 2B
 SQUARE: 0156
 LOT: 0369
 SITE AREA: 15,612 SF

	ALLOWABLE	PROPOSED
MAX F.A.R.	4.80 (74,938 GSF) (includes IZ Bonus)	4.60 (71,778 GSF)
HEIGHT	70' (includes IZ Bonus)	70'
LOT OCCUPANCY	80% (no IZ Bonus)	89%
REAR YARD	Width: 2-1/2" per 1' - (12' Min.) Courts allowed in lieu of yards	None Provided
SIDE YARD	None Required	None Required
COURTS	Width: 4" per 1' - (15' Min.) Area: 2(width ²) - (350 SF Min.)	6'-9" existing rear court to remain. 430 SF
LOADING BERTH	1 @ 55' (>50 units) exempt per DCMR §2200.5	None Provided
LOADING PLATFORM	1 @ 200 SF (>50 units) exempt per DCMR §2200.5	None Provided
DELIVERY	1 @ 20' (>50 units) exempt per DCMR §2200.5	None Provided
PARKING	.25 per unit (Residential) 15 spaces (Church)	20 spaces (Residential) 15 spaces (Church)

SP-1 ZONING SUMMARY:

Permits matter-of-right medium density development including all kinds of residential uses, and limited offices for non-profit organizations, trade associations and professionals if approved as a special exception by the Board of Zoning Adjustment. Maximum lot occupancy is 80% for residential use except a hotel, 20% for public recreation and community centers and 40% with special exception approval from the BZA. Maximum FAR is 4.0 for residential and 2.5 for other permitted uses, and a maximum height of sixty-five (65) feet. Rear yard requirements are not less than twelve (12) feet, one-family detached dwellings and one-family semi-detached dwellings side yard requirements are eight (8) feet.



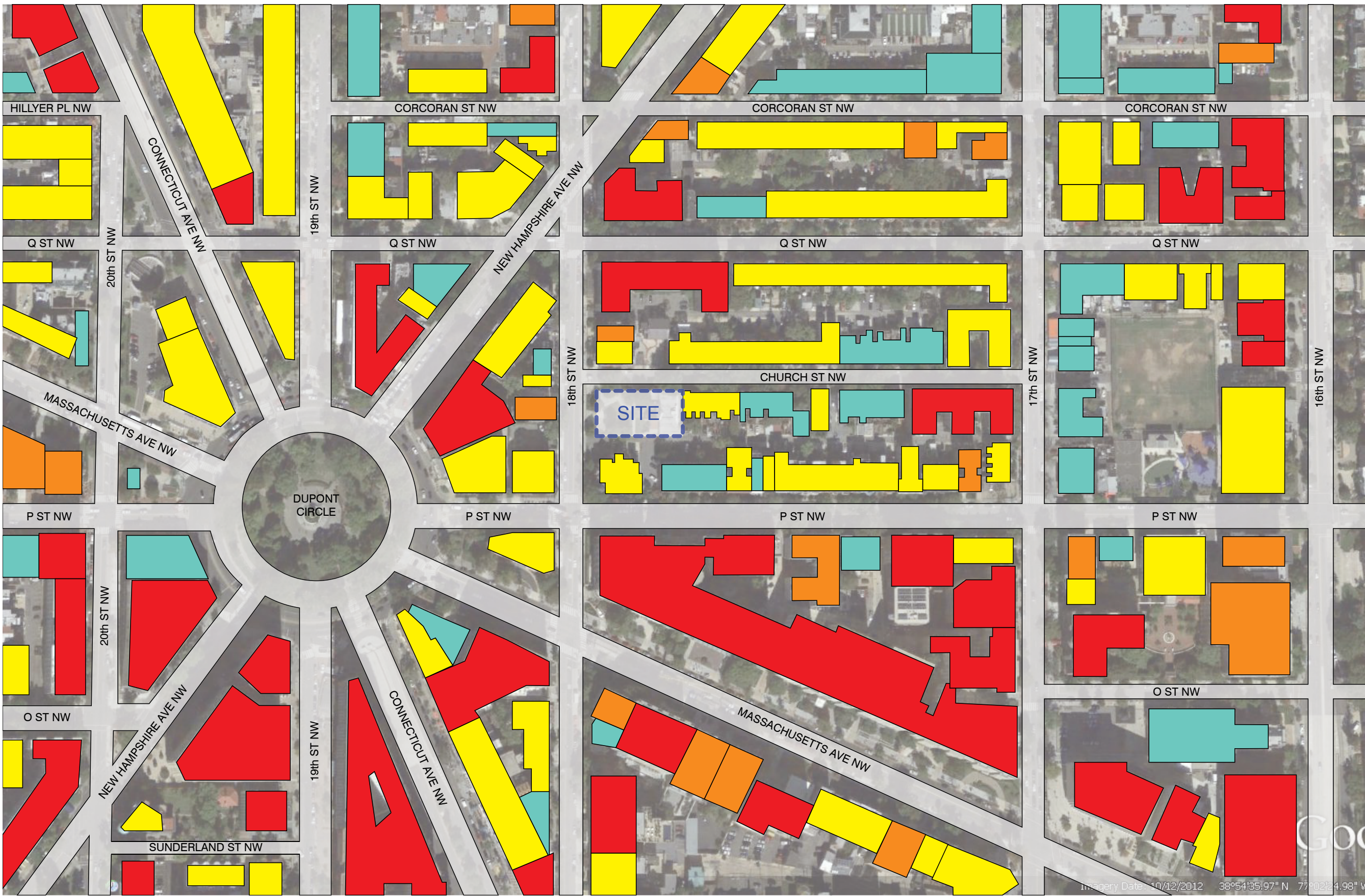
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ZONING ANALYSIS

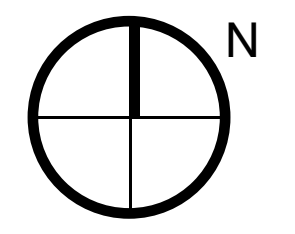
A-3

Scale
 1" = 40'

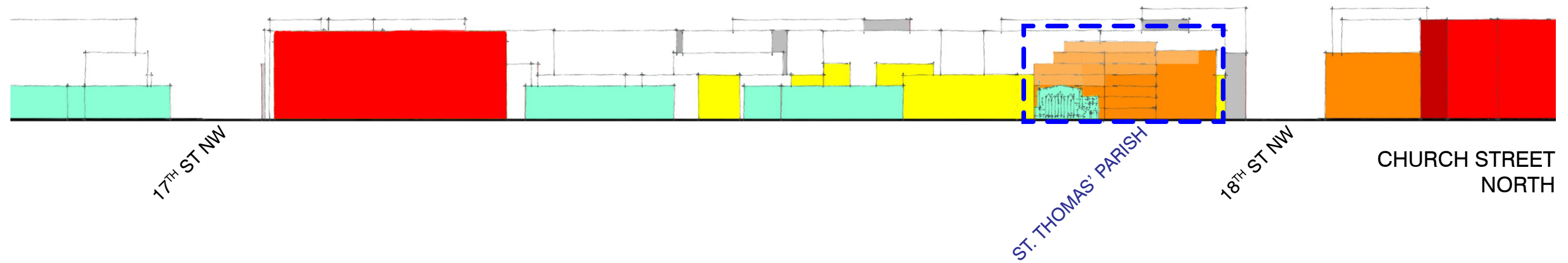
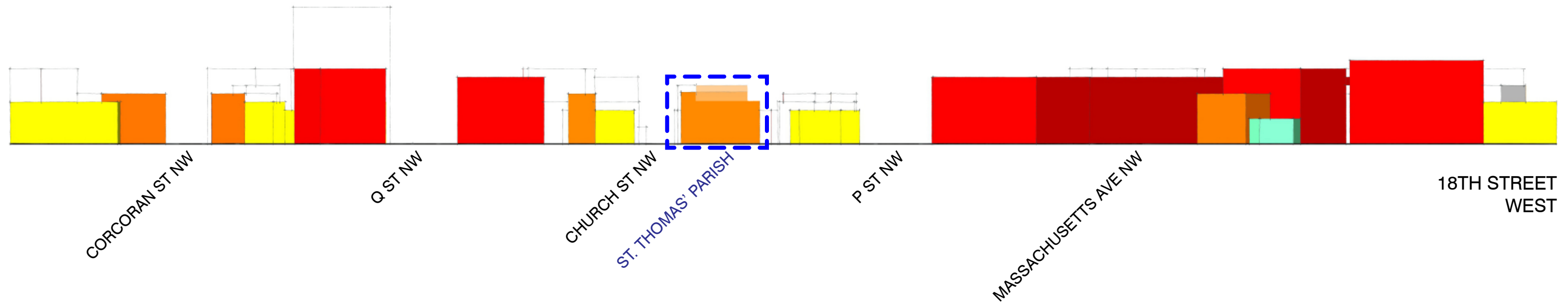




HEIGHTS:
■ 80' +
■ 60' - 79'
■ 40' - 59'
■ 20' - 39'



HEIGHTS:
 80' +
 60' - 79'
 40' - 59'
 20' - 39'





CHURCH STREET ELEVATION MASSING CONCEPT

A-7

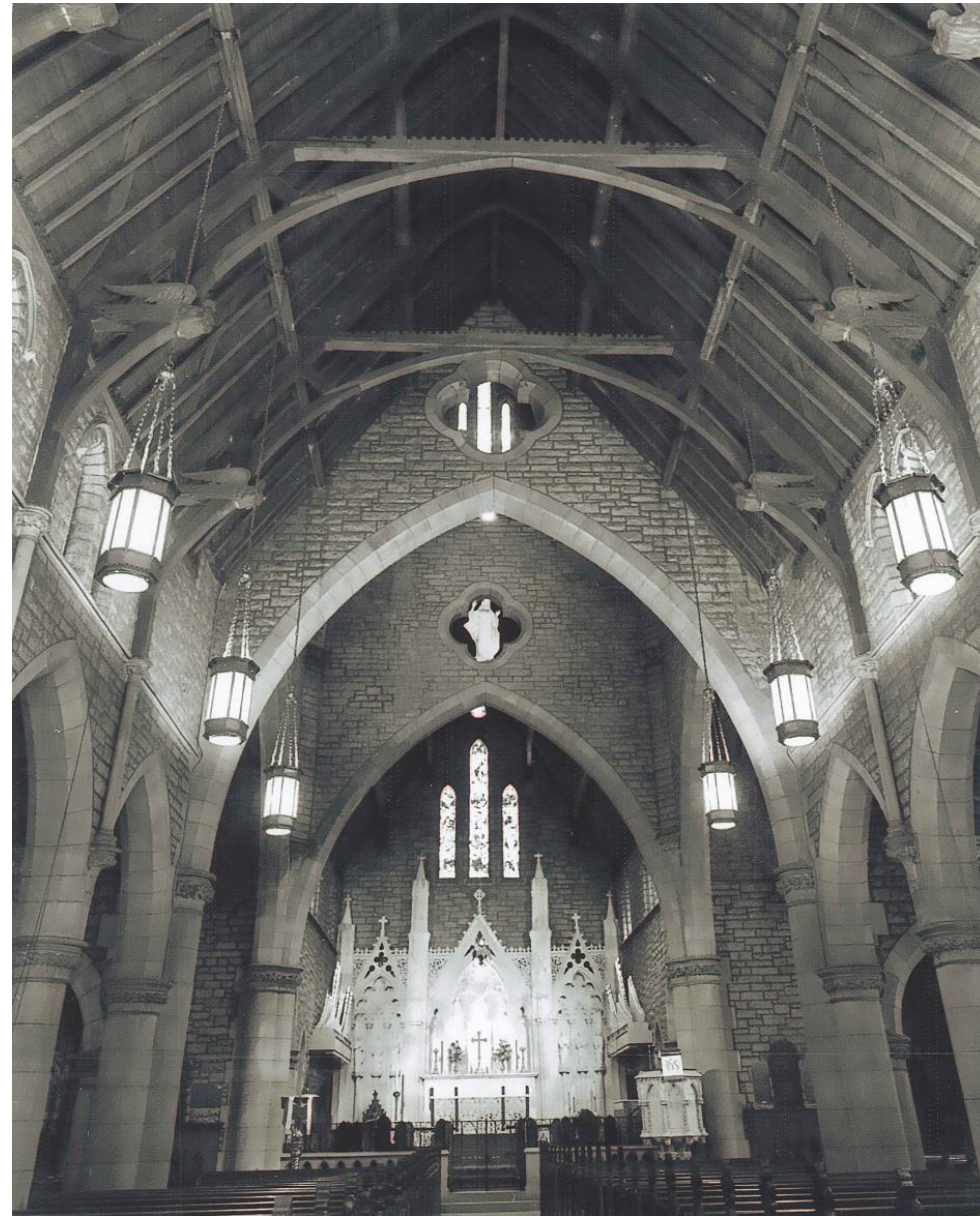
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ORIGINAL EXTERIOR



ORIGINAL INTERIOR



INTACT ALTAR



CHURCH STREET FACADE



EXPOSED GABLE AND ALTAR RUINS



ALLEY FACADE



ALTAR RUINS



EXPOSED GABLE



EXTERIOR RUINS

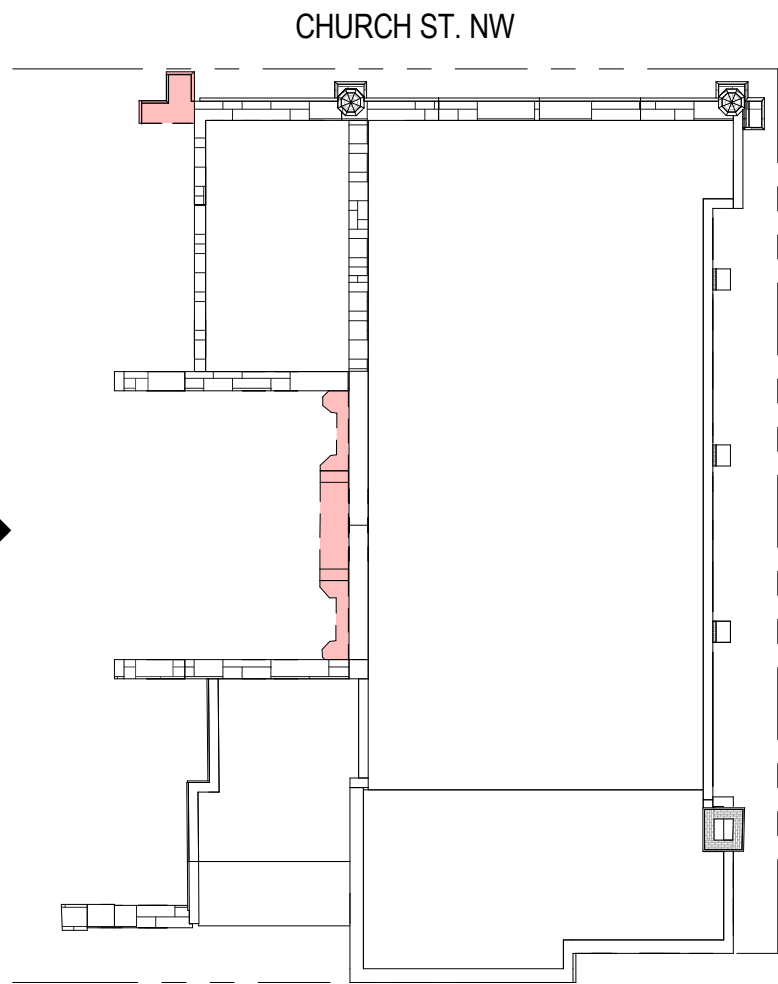


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CURRENT CONDITIONS

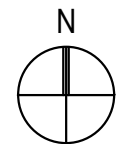
A-9

Scale
N.T.S.

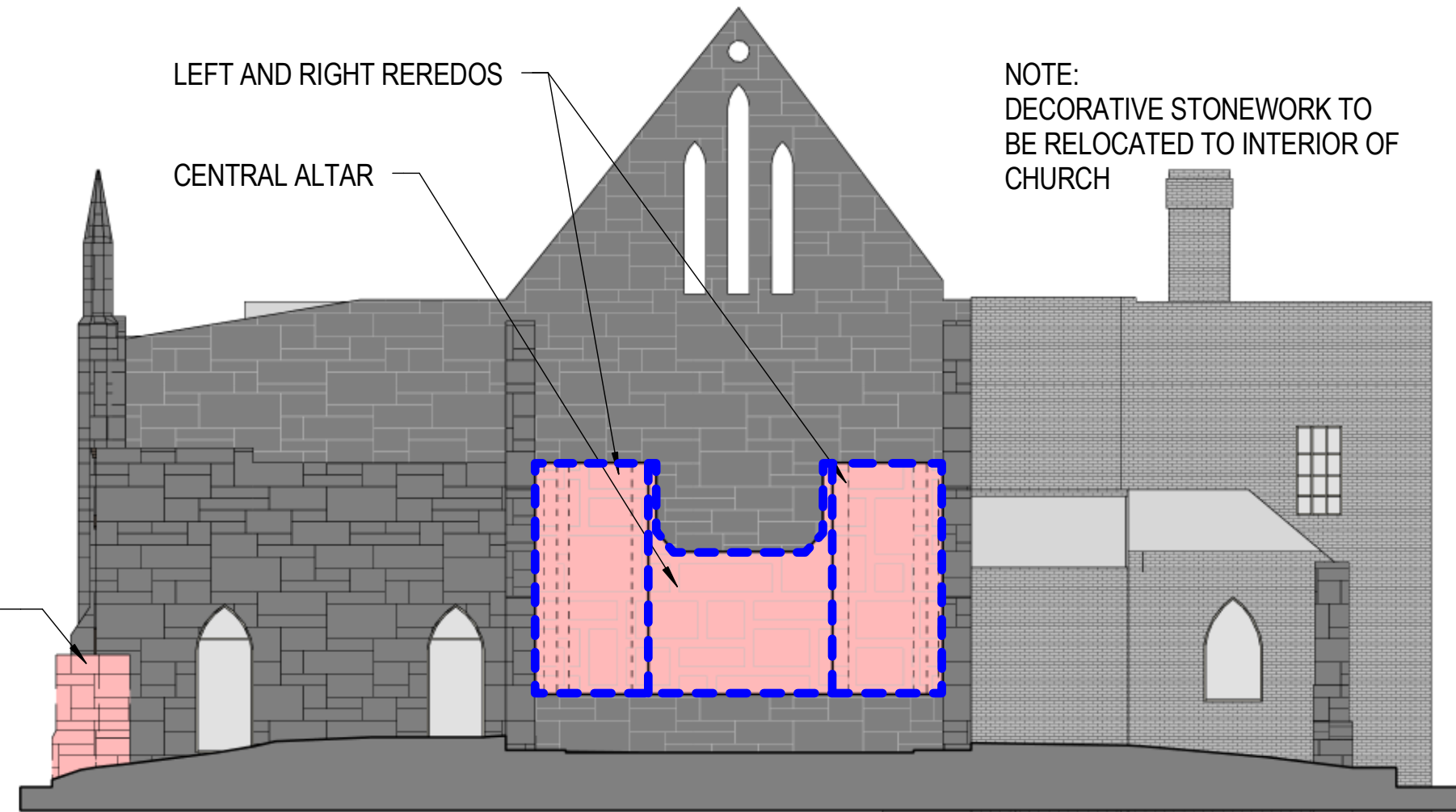


PUBLIC ALLEY

PLAN



CORNERSTONE



ELEVATION

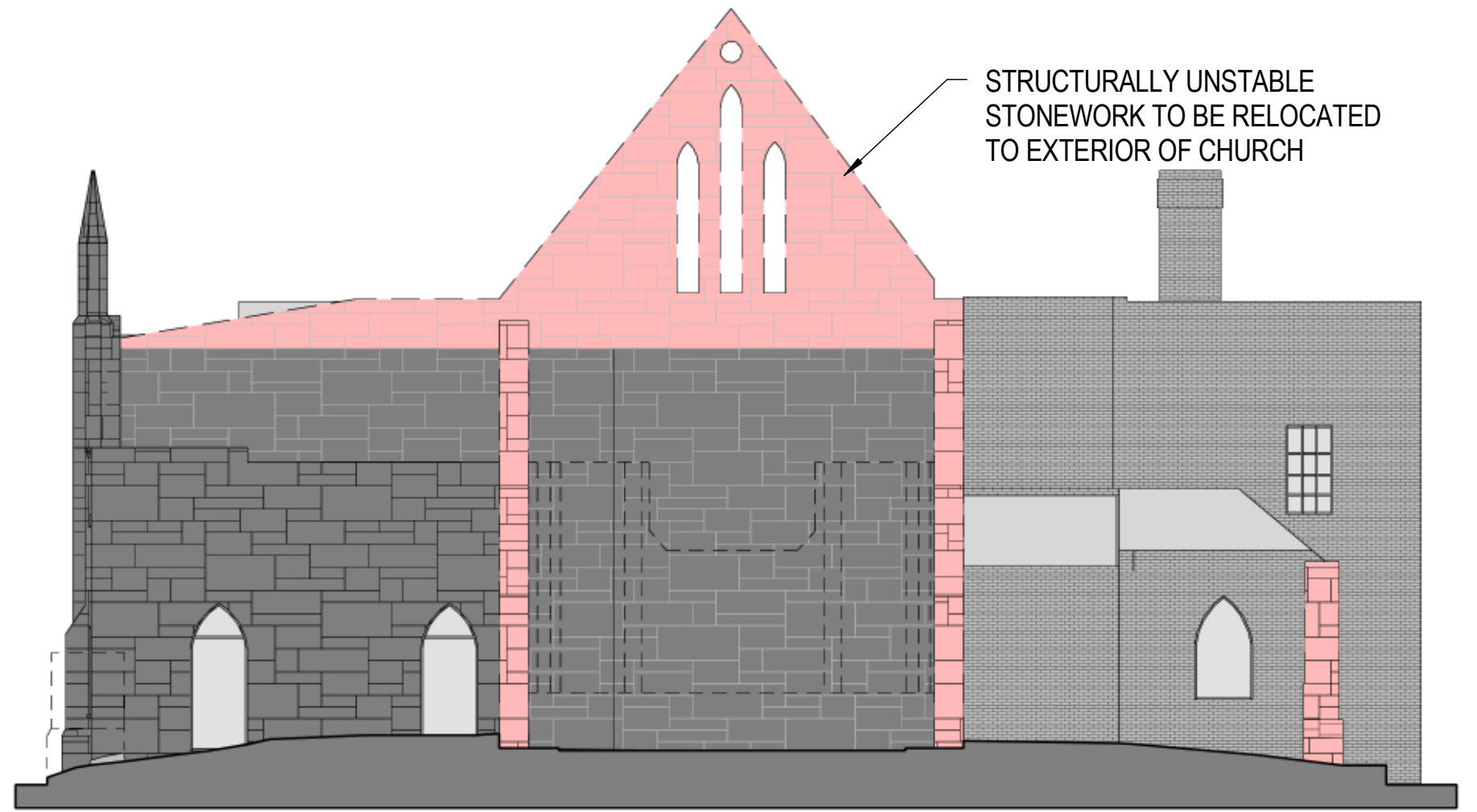
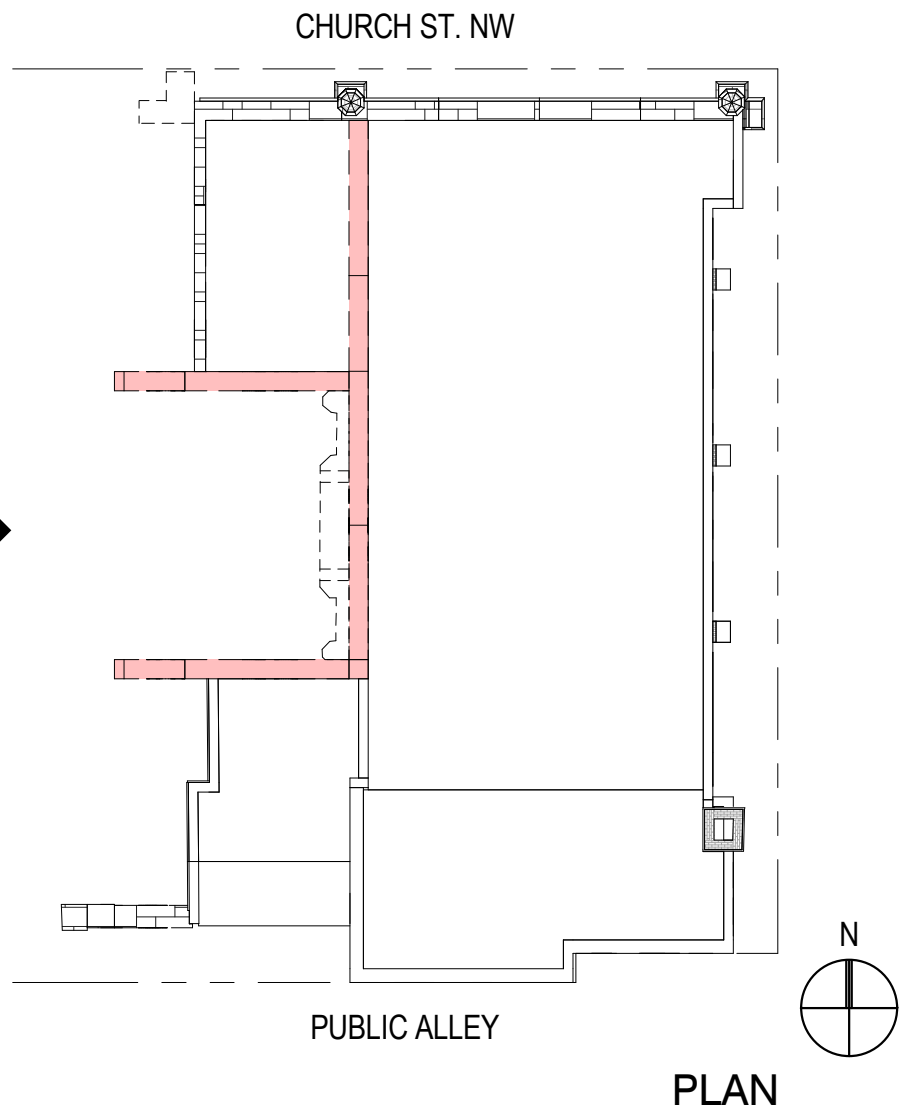
BUILDING COMPONENT SURVEY	
BUILDING COMPONENT	PERCENTAGE OF TOTAL BUILDING
ALTAR RUINS AND CORNERSTONE	5%
GABLE AND STONE WALLS	30%

CHURCH PRESERVATION PLAN		
BUILDING COMPONENT	RETAINED IN-SITU	RELOCATED ON-SITE
ALTAR RUINS AND CORNERSTONE	-	100%
GABLE AND STONE WALLS	80%	12% (TO CHURCH) 8% (TO RES.)
CUMULATIVE BUILDING TOTALS:	75%	15%

- CURRENT PHASE OF WORK
 - PREVIOUS PHASE OF WORK

WEST FACE - PHASE 1 PRESERVATION PLAN

A-10 Scale N.T.S.



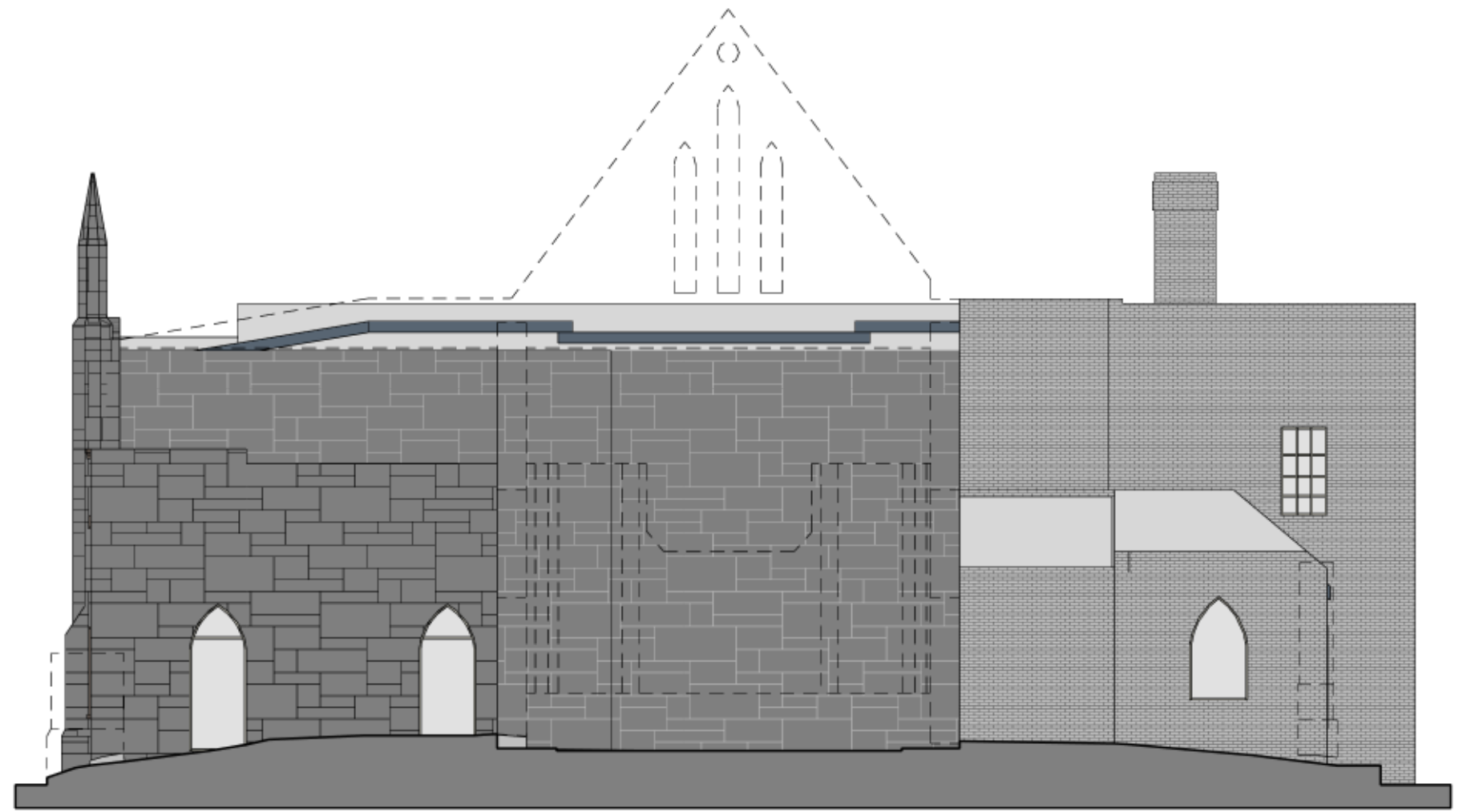
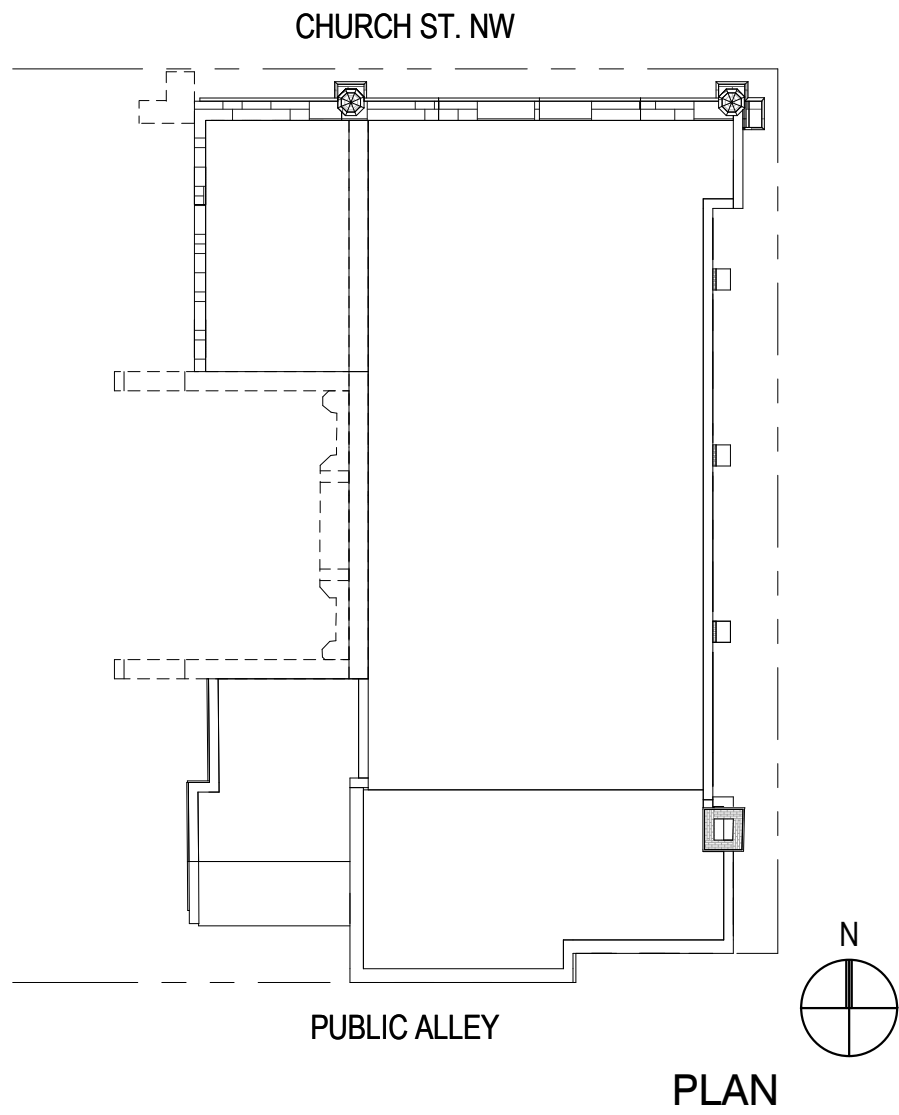
BUILDING COMPONENT SURVEY	
BUILDING COMPONENT	PERCENTAGE OF TOTAL BUILDING
ALTAR RUINS AND CORNERSTONE	5%
GABLE AND STONE WALLS	30%

CHURCH PRESERVATION PLAN		
BUILDING COMPONENT	RETAINED IN-SITU	RELOCATED ON-SITE
ALTAR RUINS AND CORNERSTONE	-	100%
GABLE AND STONE WALLS	80%	12% (TO CHURCH) 8% (TO RES.)
CUMULATIVE BUILDING TOTALS:	75%	15%

- CURRENT PHASE OF WORK
 - PREVIOUS PHASE OF WORK

WEST FACE - PHASE 2 PRESERVATION PLAN

A-11 Scale N.T.S.

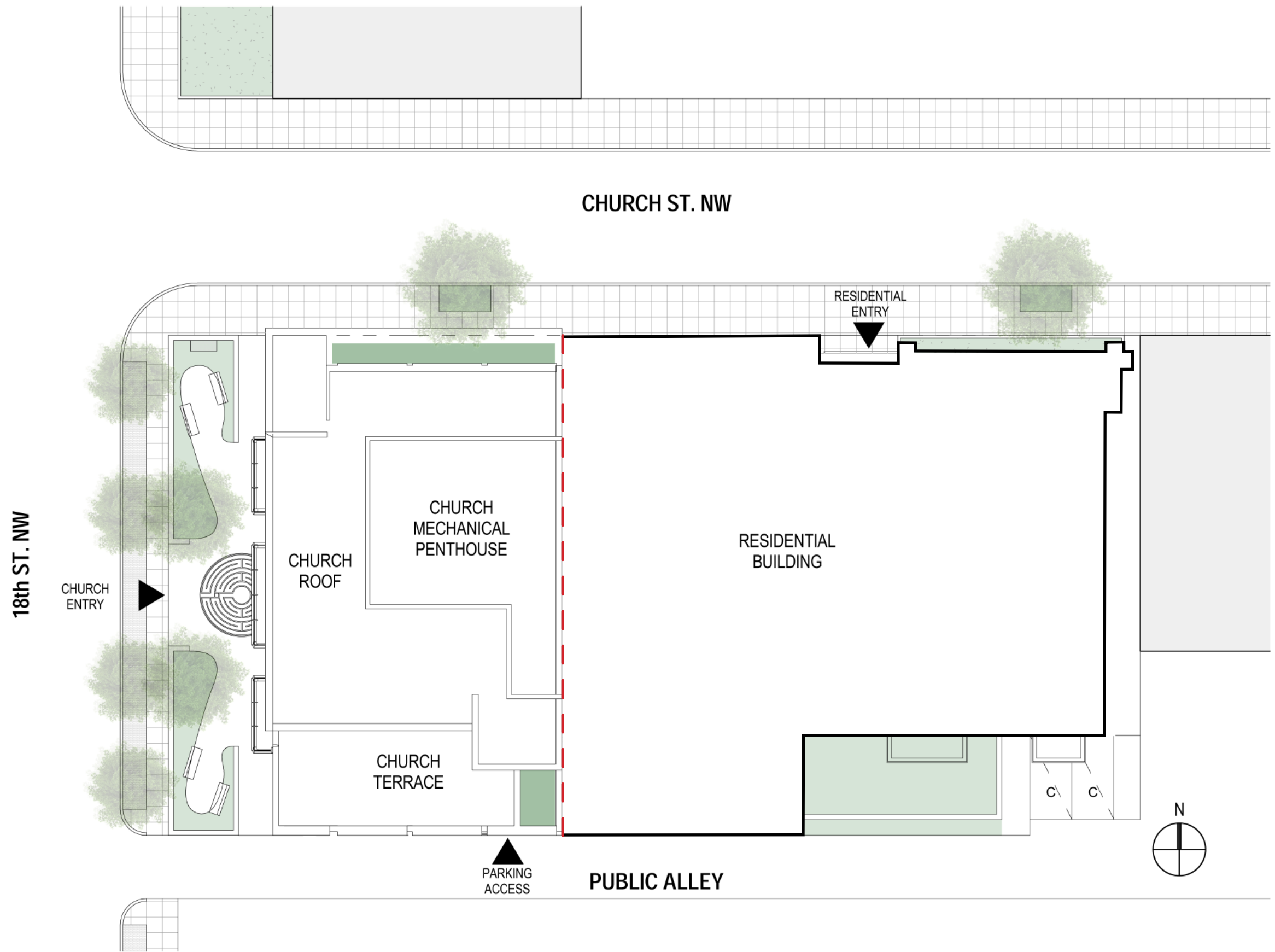


BUILDING COMPONENT SURVEY	
BUILDING COMPONENT	PERCENTAGE OF TOTAL BUILDING
ALTAR RUINS AND CORNERSTONE	5%
GABLE AND STONE WALLS	30%

CHURCH PRESERVATION PLAN		
BUILDING COMPONENT	RETAINED IN-SITU	RELOCATED ON-SITE
ALTAR RUINS AND CORNERSTONE	-	100%
GABLE AND STONE WALLS	80%	12% (TO CHURCH) 8% (TO RES.)
CUMULATIVE BUILDING TOTALS:	75%	15%

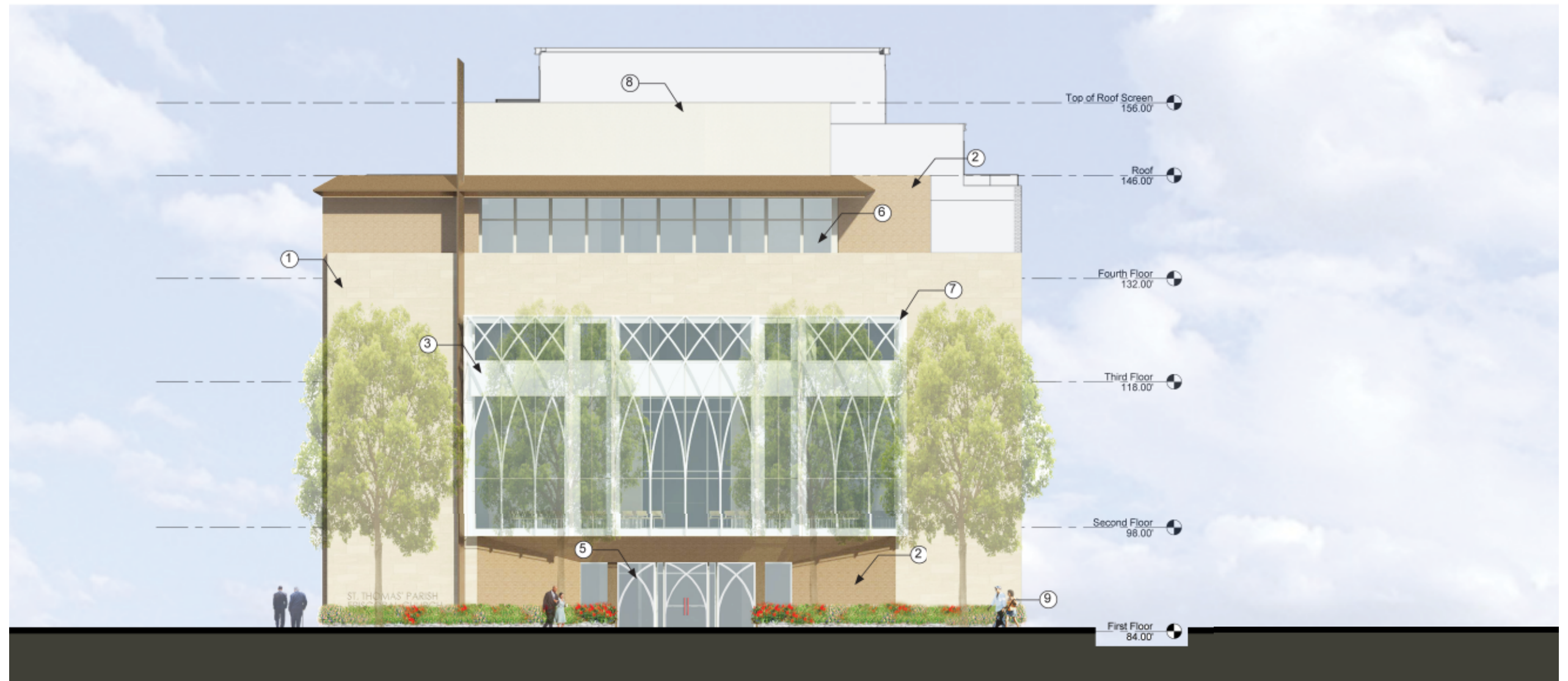
- CURRENT PHASE OF WORK
 - PREVIOUS PHASE OF WORK

ENVELOPE WITH RUINS REMOVED



CHURCH BUILDING FACADE NOTES:

1. BEIGE STONE
2. BURNT TAN BRICK WITH MATCHING MORTAR
3. SPANDREL GLASS
4. METAL PANEL, BRONZE FINISH
5. ARCHES ETCHED ON GLASS STOREFRONT GLAZING SYSTEM
6. OPERABLE STOREFRONT GLAZING SYSTEM
7. METAL AND GLASS CURTAIN WALL SYSTEM, WHITE FINISH
8. MECHANICAL SCREEN WALL BEYOND
9. RECLAIMED STONE FROM EXISTING CHURCH

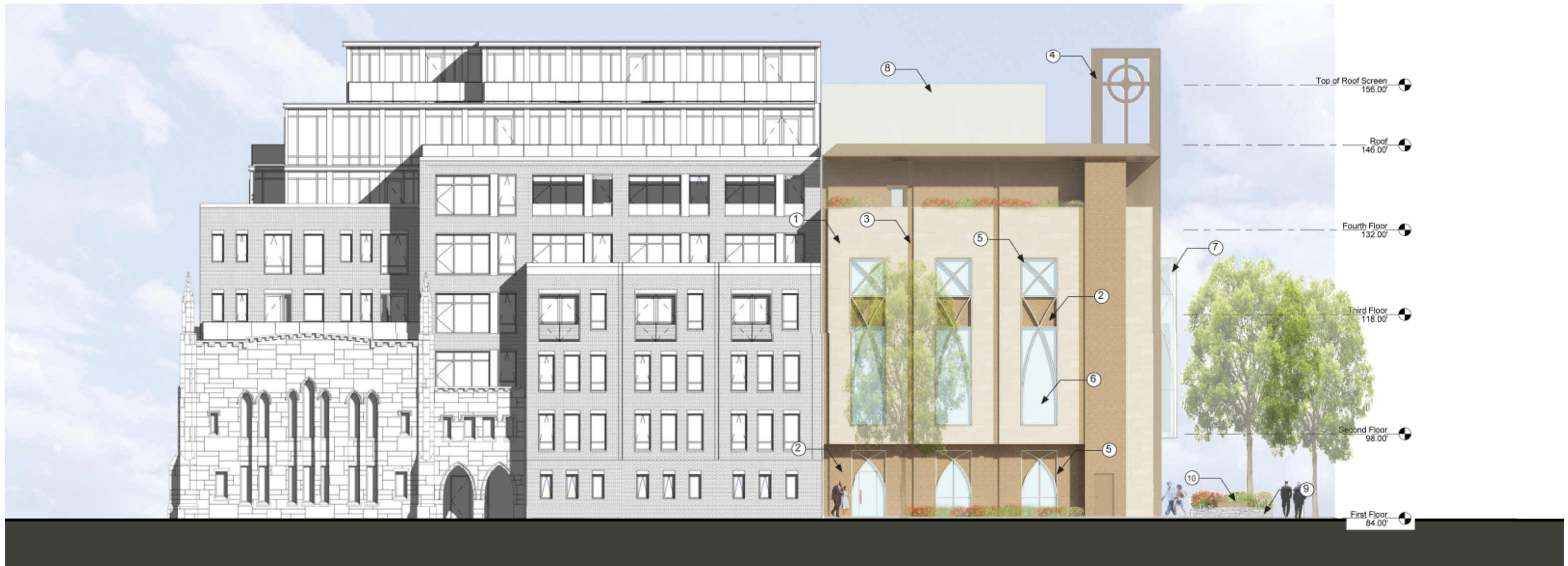


**18TH STREET
BUILDING ELEVATIONS
A-14**

Scale
1/16" = 1'

CHURCH BUILDING FACADE NOTES:

1. BEIGE STONE
2. BURNT TAN BRICK WITH MATCHING MORTAR
3. MATCHING BRICK RECESSED
4. METAL PANEL, BRONZE FINISH
5. CAST STONE ARCHES, TO MATCH FACE STONE
6. WINDOWS
7. METAL AND GLASS CURTAIN WALL SYSTEM, WHITE FINISH
8. MECHANICAL SCREEN WALL BEYOND
9. RECLAIMED STONE FROM EXISTING CHURCH
10. INTERPRETIVE PLACARD



**CHURCH STREET
BUILDING ELEVATIONS**

A-15 Scale
1/16" = 1'



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CHURCH BUILDING FACADE NOTES:

1. BEIGE STONE
2. BURNT TAN BRICK WITH MATCHING MORTAR
3. MATCHING BRICK RECESSED
4. METAL PANEL, BRONZE FINISH
5. CAST STONE ARCHES, TO MATCH FACE STONE
6. WINDOWS
7. METAL AND GLASS CURTAIN WALL SYSTEM, WHITE FINISH
8. MECHANICAL SCREEN WALL BEYOND
9. RECLAIMED STONE FROM EXISTING CHURCH
10. GARAGE DOOR, COLOR TO MATCH FACE BRICK
11. OPERABLE STOREFRONT GLAZING SYSTEM



**PUBLIC ALLEY
BUILDING ELEVATIONS**

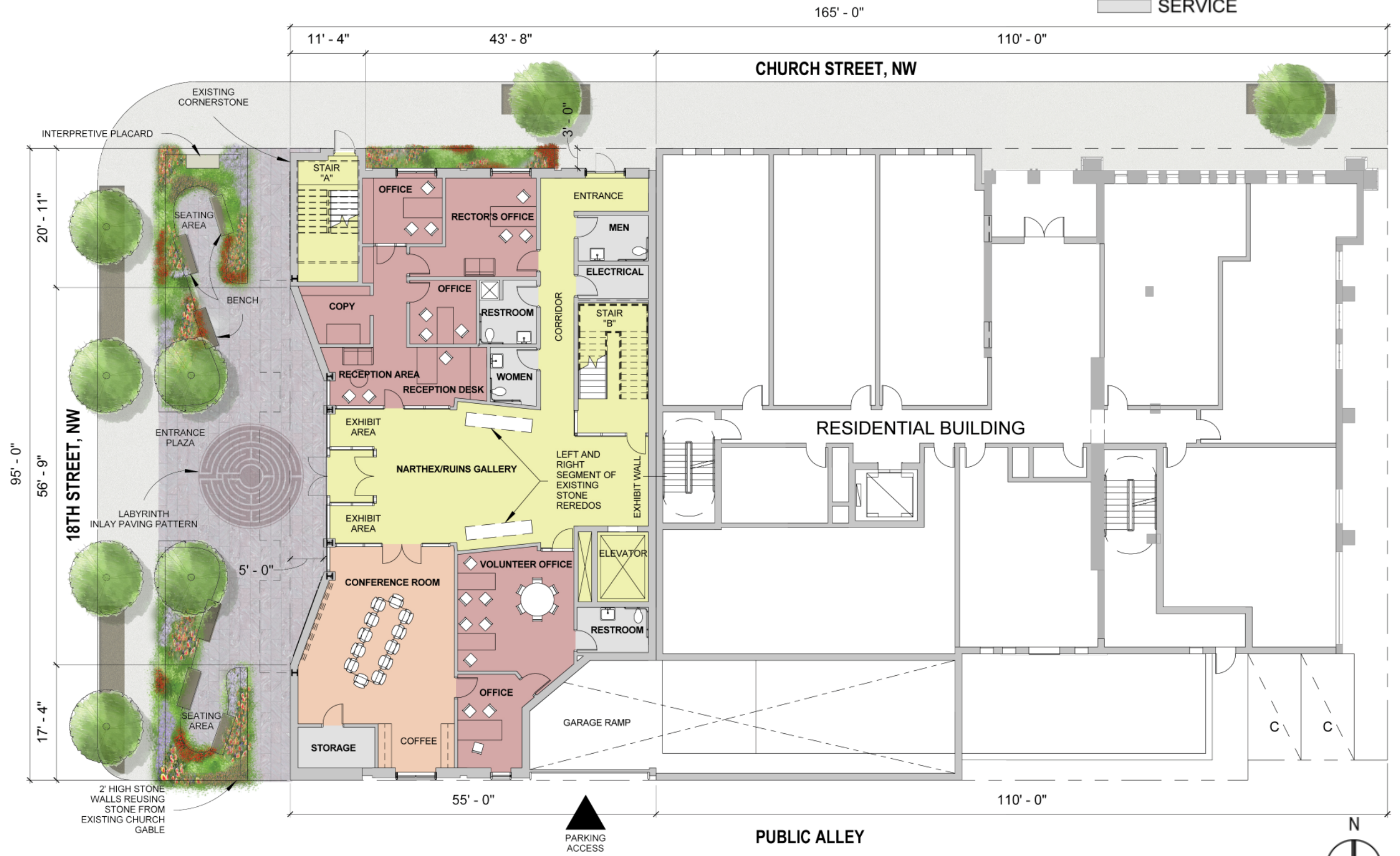
A-16 Scale
1/16" = 1'



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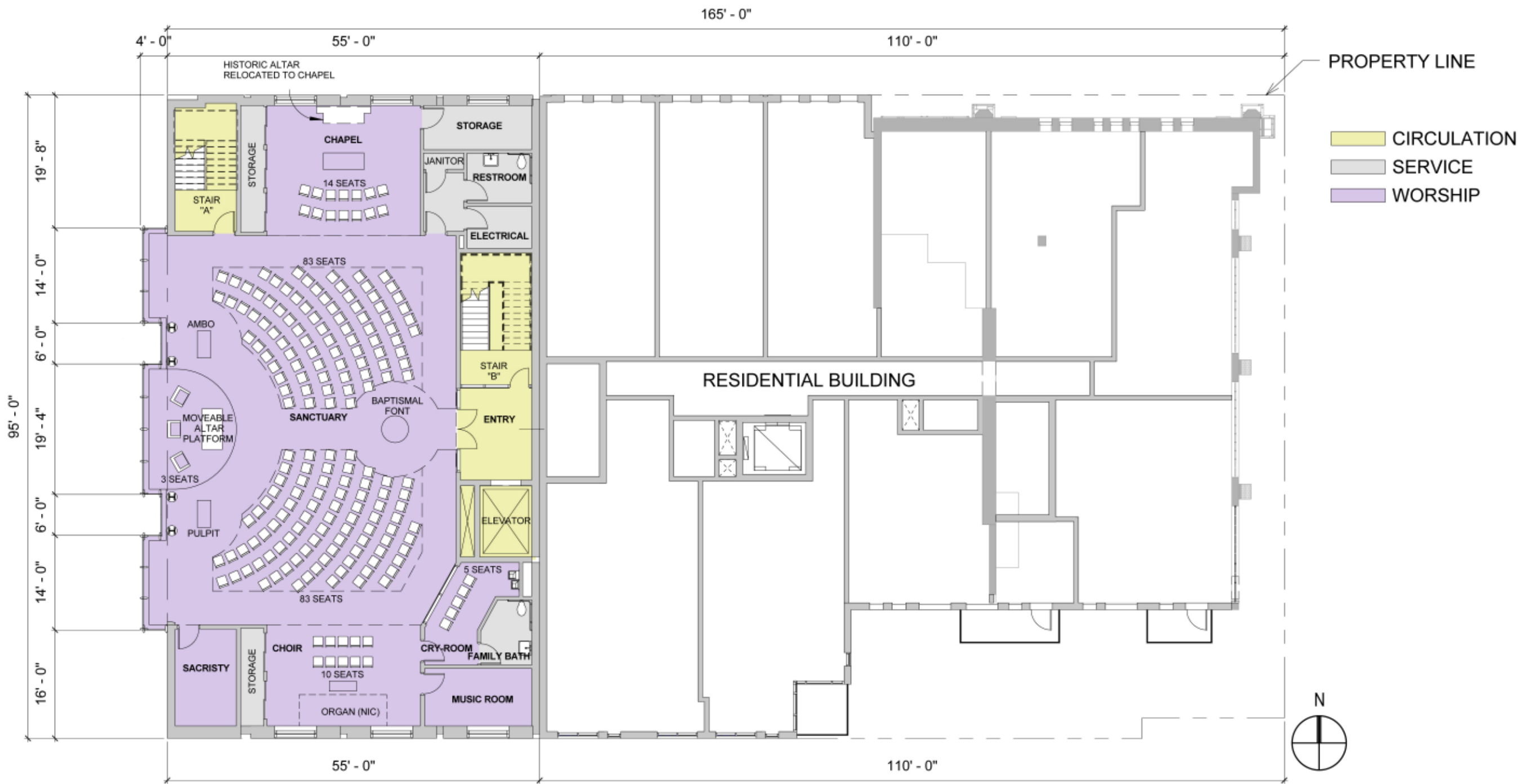


- ADMINISTRATION
- CIRCULATION
- FELLOWSHIP/HOSPITALITY
- SERVICE



GROUND FLOOR PLANS

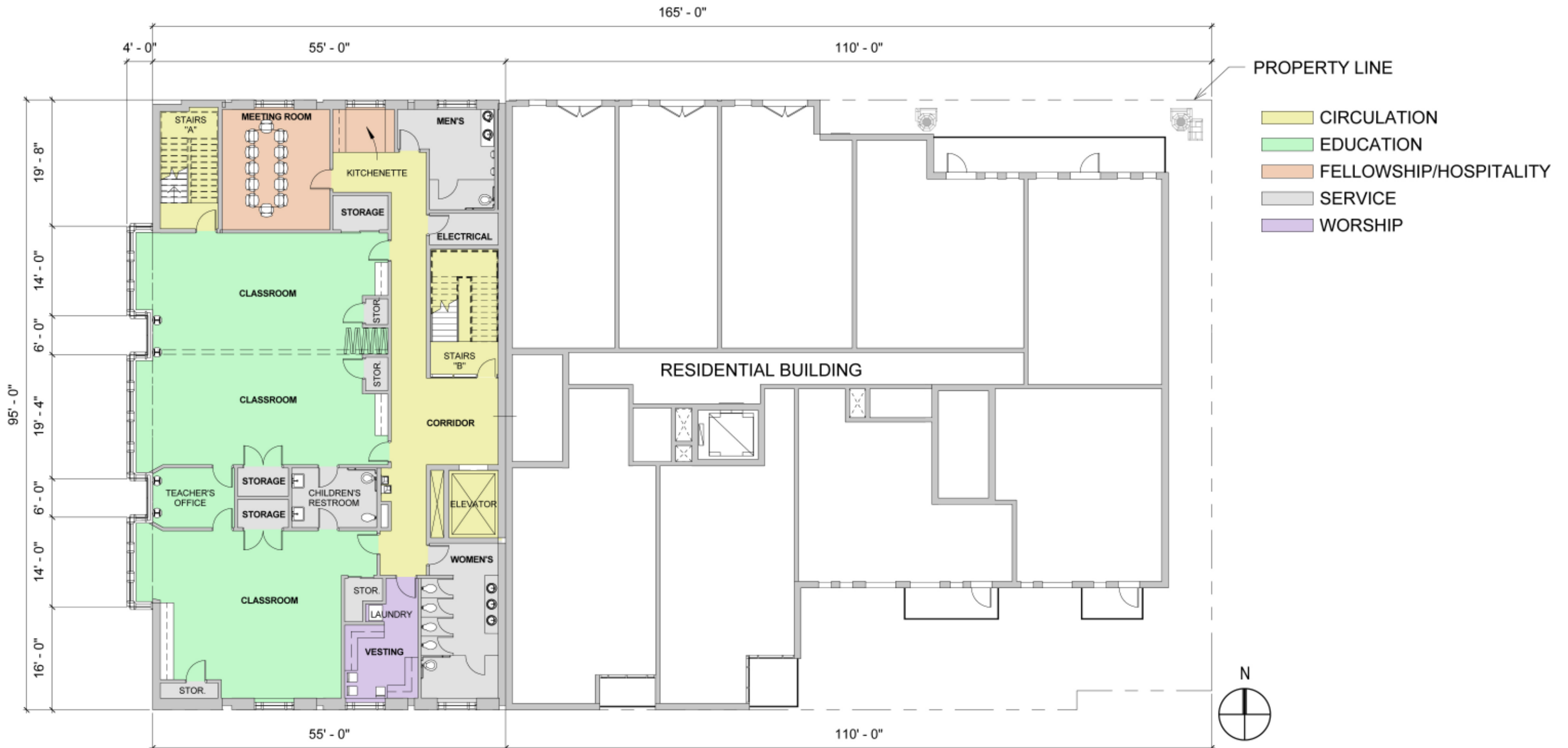
A-17 Scale 1/16" = 1'



2ND FL. - SANCTUARY

PLANS

A-18 Scale 1/16" = 1'

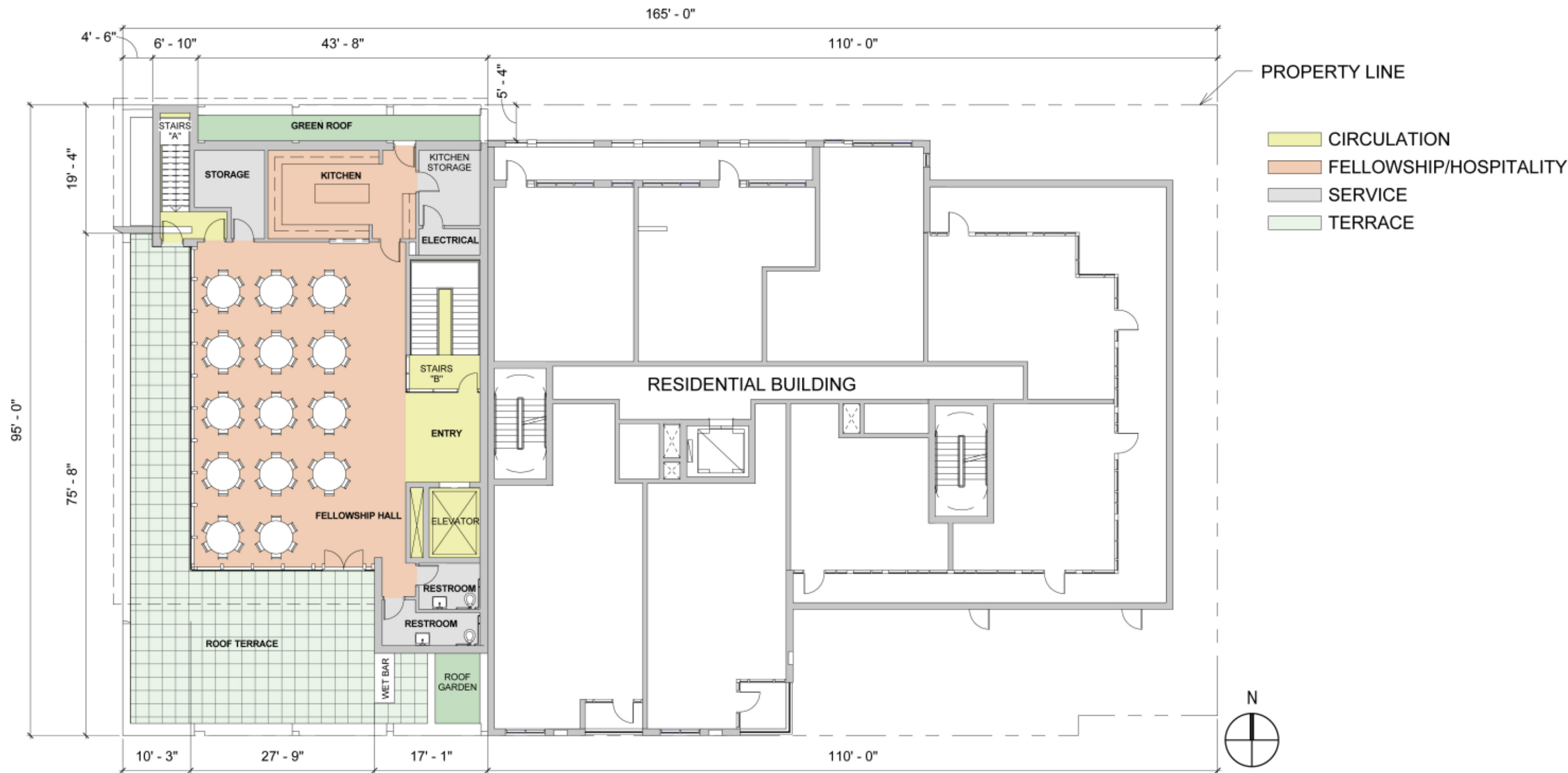


3RD FLOOR

PLANS

A-19

Scale
1/16" = 1'

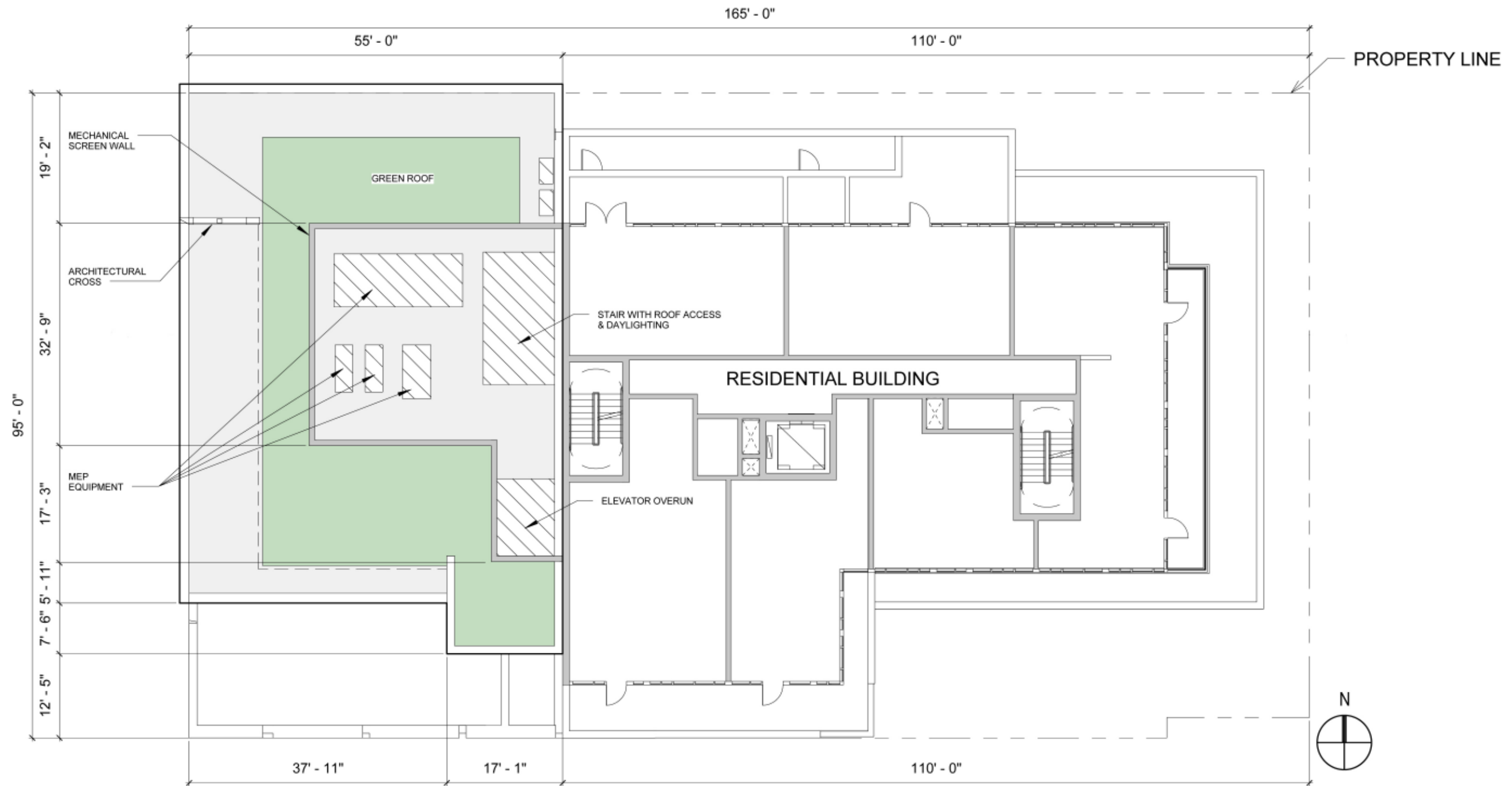


4TH FLOOR

PLANS

A-20

Scale
1/16" = 1'



CHURCH ROOF PLANS

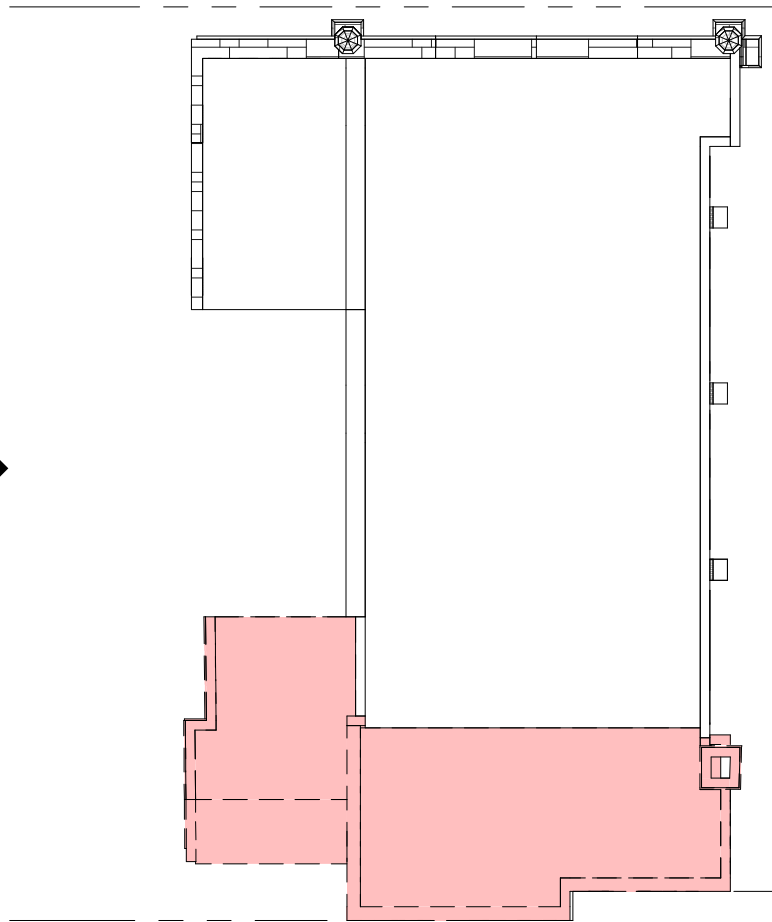
A-21 Scale
1/16" = 1'



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CHURCH ST. NW



PUBLIC ALLEY

PLAN

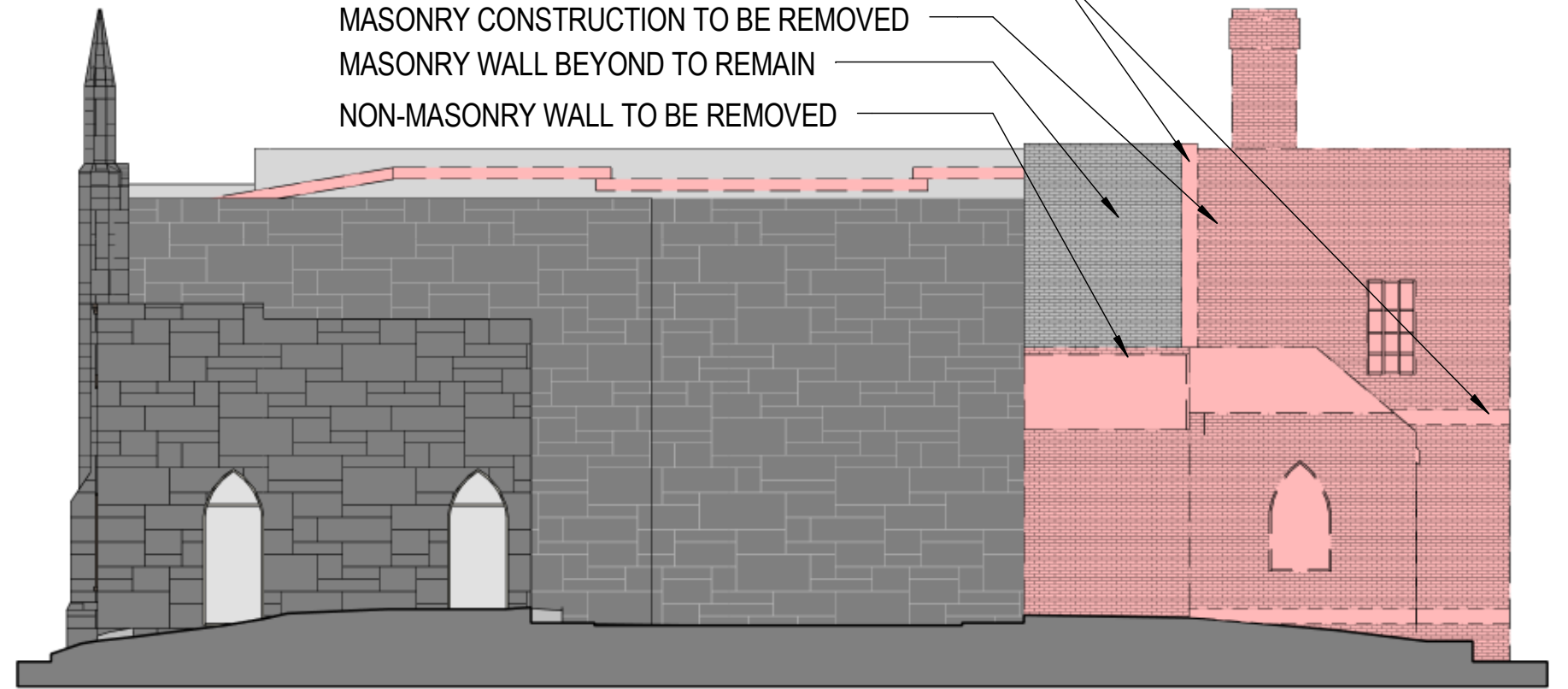


INTERIOR WALL AND FLOORS TO BE PARTIALLY REMOVED

MASONRY CONSTRUCTION TO BE REMOVED

MASONRY WALL BEYOND TO REMAIN

NON-MASONRY WALL TO BE REMOVED



ELEVATION

BUILDING COMPONENT SURVEY

BUILDING COMPONENT	PERCENTAGE OF TOTAL BUILDING
BRICK-CLAD WALLS	25%
INTERIOR STRUCTURAL ELEMENTS	40%

RESIDENTIAL PRESERVATION PLAN

BUILDING COMPONENT	RETAINED IN-SITU	REMOVED OFF SITE
BRICK-CLAD WALLS	70%	30%
INTERIOR STRUCTURAL ELEMENTS	90%	10%
CUMULATIVE BUILDING TOTALS:	75%	10%

█ - CURRENT PHASE OF WORK
- - - - PREVIOUS PHASE OF WORK

WEST FACE - PHASE 3

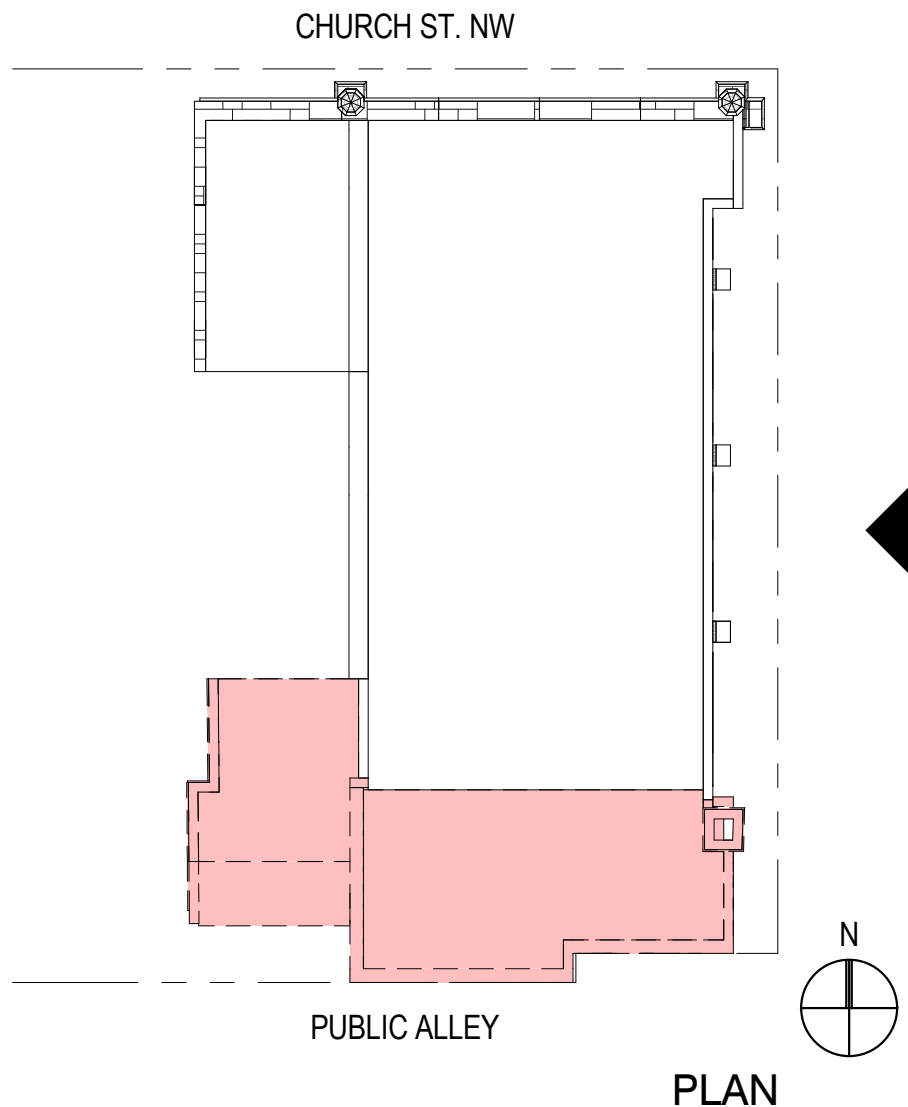
PRESERVATION PLAN

A-23

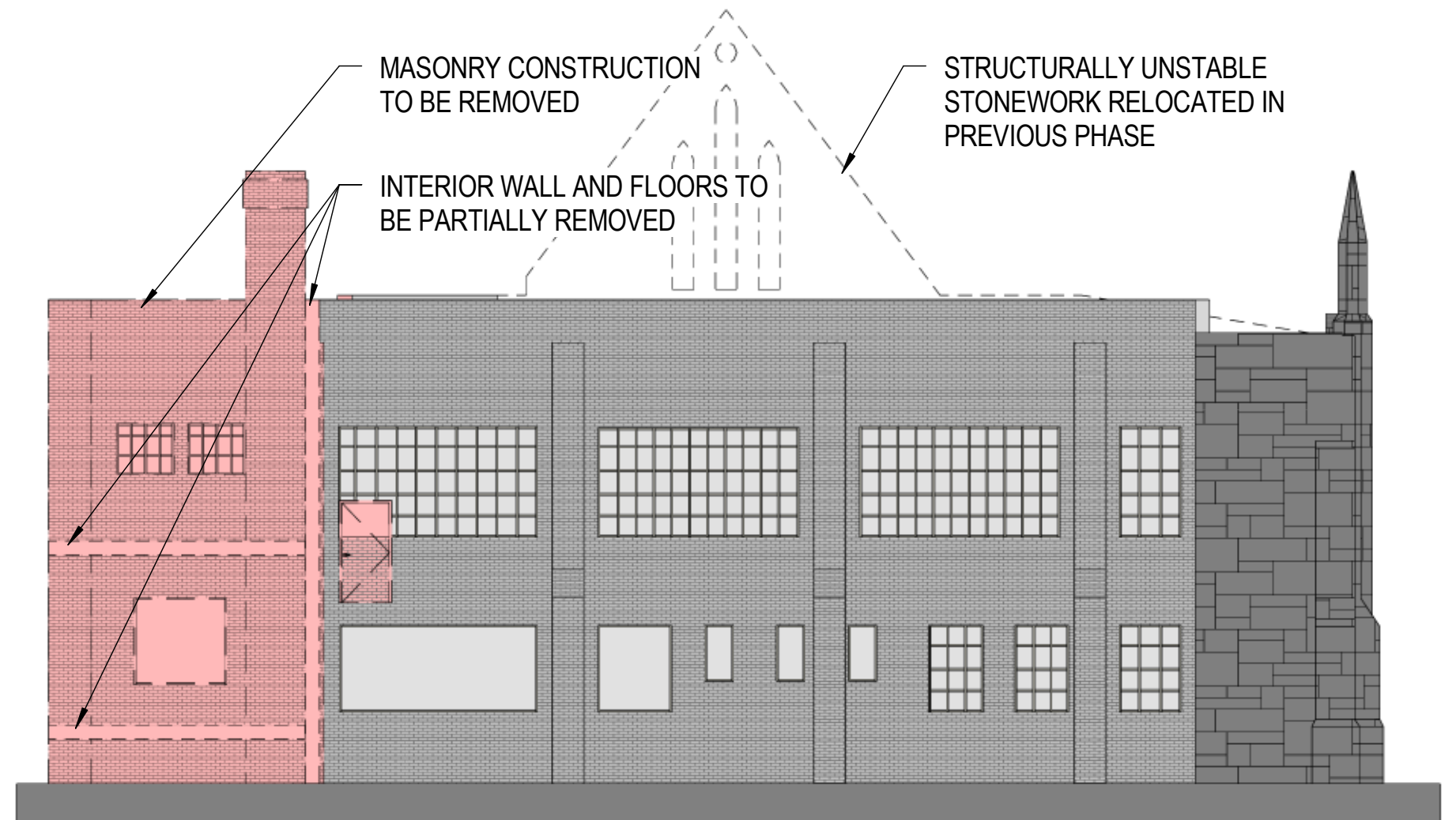
Scale
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PLAN



ELEVATION

BUILDING COMPONENT SURVEY

BUILDING COMPONENT	PERCENTAGE OF TOTAL BUILDING
BRICK-CLAD WALLS	25%
INTERIOR STRUCTURAL ELEMENTS	40%

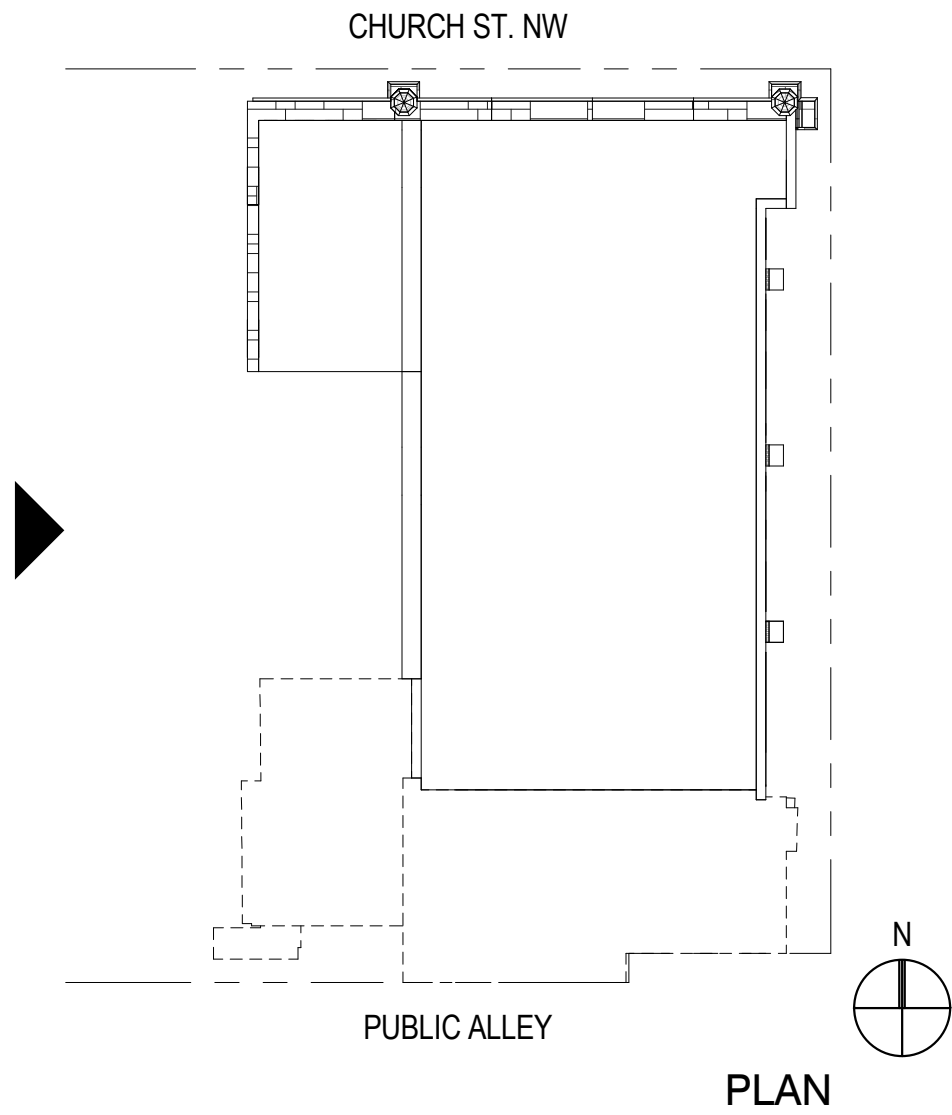
RESIDENTIAL PRESERVATION PLAN

BUILDING COMPONENT	RETAINED IN-SITU	REMOVED OFF SITE
BRICK-CLAD WALLS	70%	30%
INTERIOR STRUCTURAL ELEMENTS	90%	10%
CUMULATIVE BUILDING TOTALS:	75%	10%

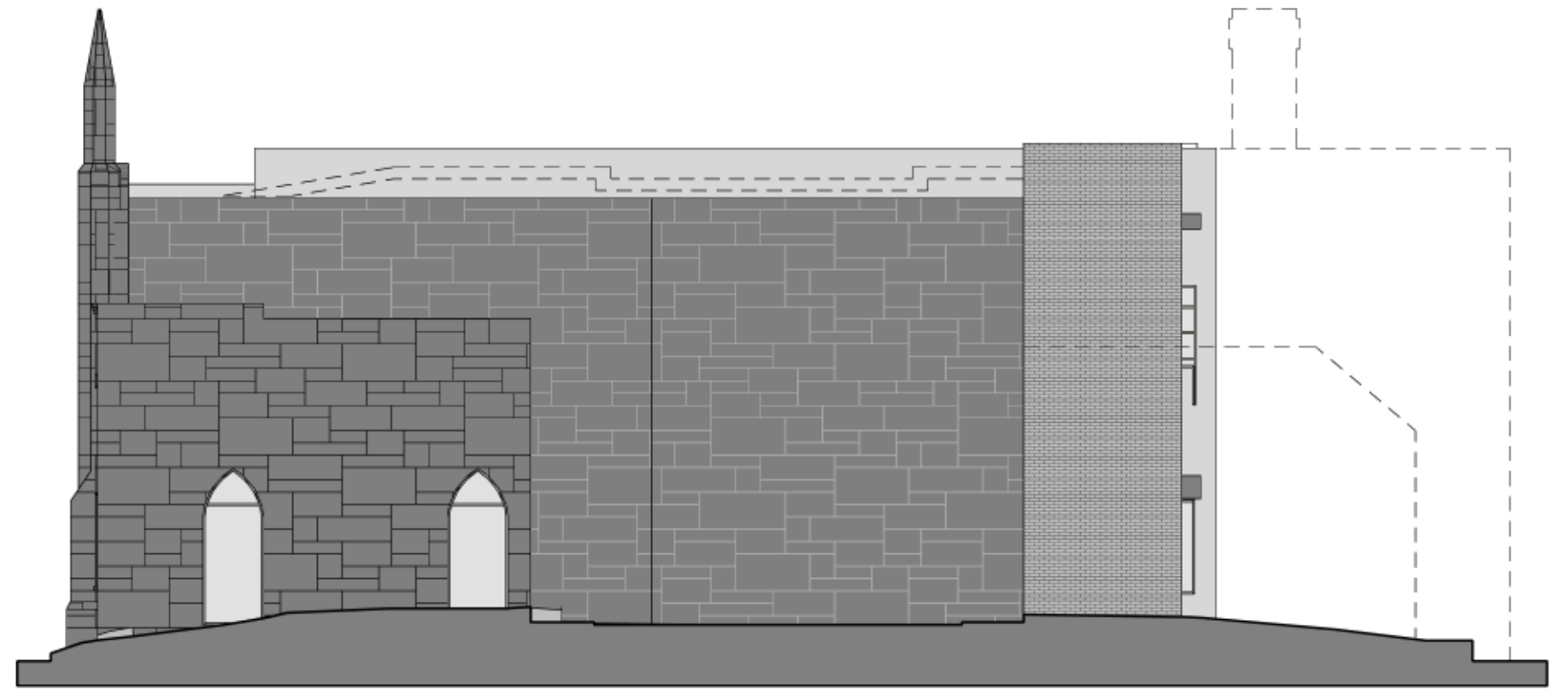
█ - CURRENT PHASE OF WORK
 - - - - - PREVIOUS PHASE OF WORK

**EAST FACE - PHASE 3
PRESERVATION PLAN**

A-24 Scale
N.T.S.



PLAN



ELEVATION

BUILDING COMPONENT SURVEY	
BUILDING COMPONENT	PERCENTAGE OF TOTAL BUILDING
BRICK-CLAD WALLS	25%
INTERIOR STRUCTURAL ELEMENTS	40%

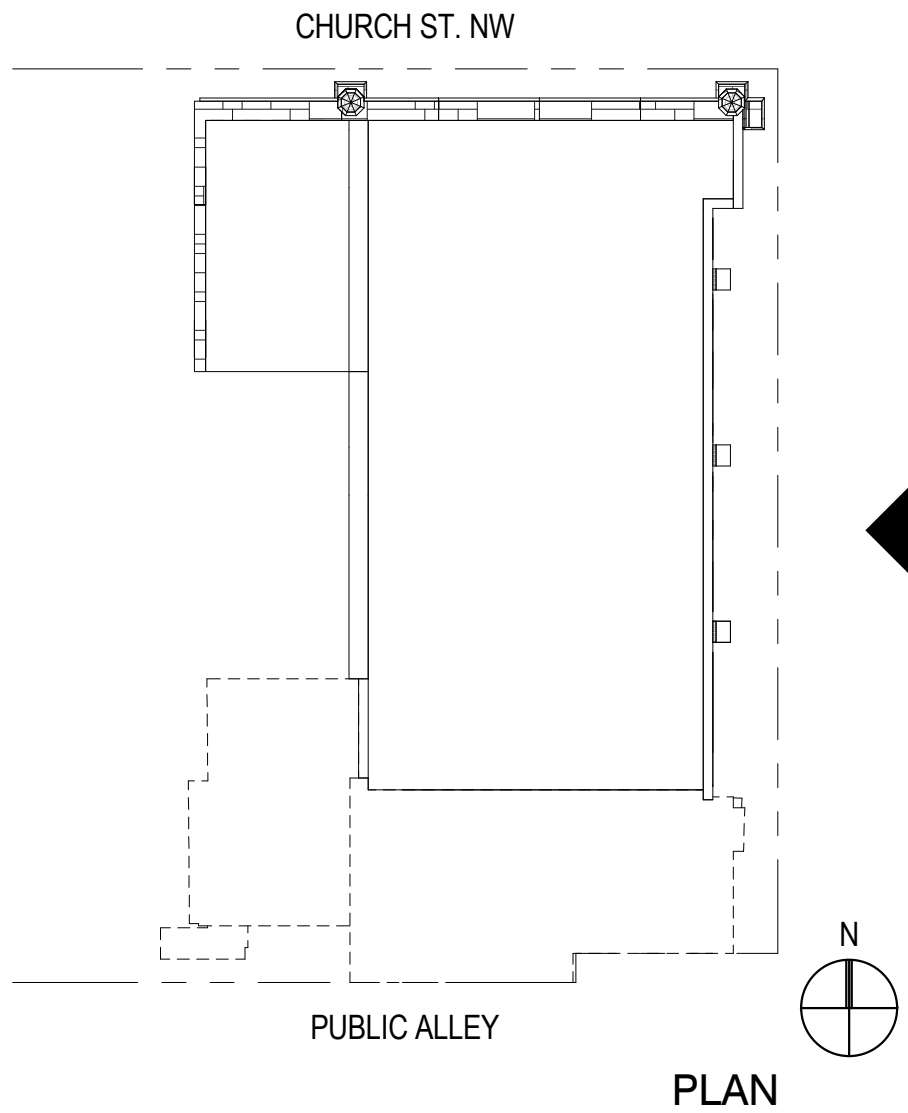
RESIDENTIAL PRESERVATION PLAN		
BUILDING COMPONENT	RETAINED IN-SITU	REMOVED OFF SITE
BRICK-CLAD WALLS	70%	30%
INTERIOR STRUCTURAL ELEMENTS	90%	10%
CUMULATIVE BUILDING TOTALS:	75%	10%

- CURRENT PHASE OF WORK
 - PREVIOUS PHASE OF WORK

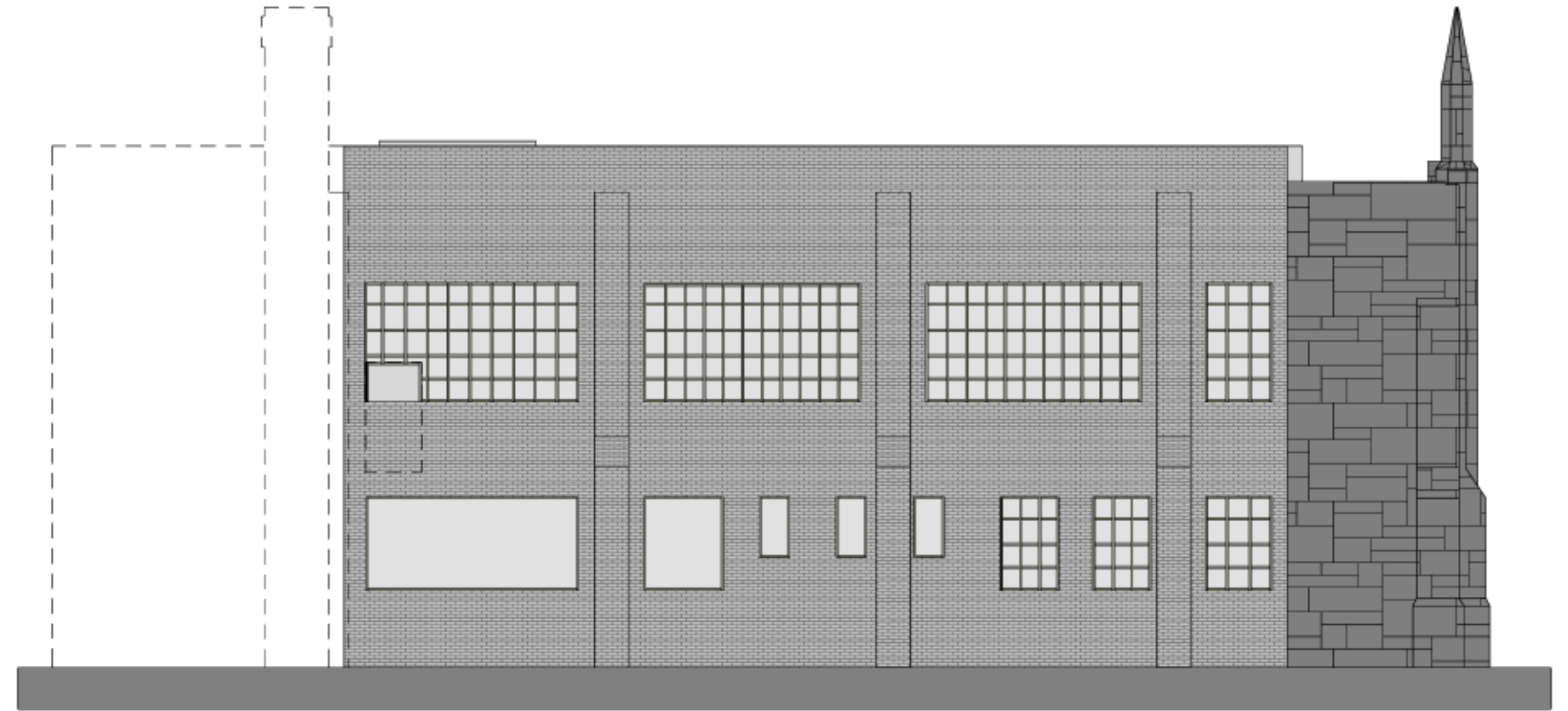
WEST FACE - EXISTING TO REMAIN

PRESERVATION PLAN

A-25 Scale N.T.S.



PLAN



ELEVATION

BUILDING COMPONENT SURVEY	
BUILDING COMPONENT	PERCENTAGE OF TOTAL BUILDING
BRICK-CLAD WALLS	25%
INTERIOR STRUCTURAL ELEMENTS	40%

RESIDENTIAL PRESERVATION PLAN		
BUILDING COMPONENT	RETAINED IN-SITU	REMOVED OFF SITE
BRICK-CLAD WALLS	70%	30%
INTERIOR STRUCTURAL ELEMENTS	90%	10%
CUMULATIVE BUILDING TOTALS:	75%	10%

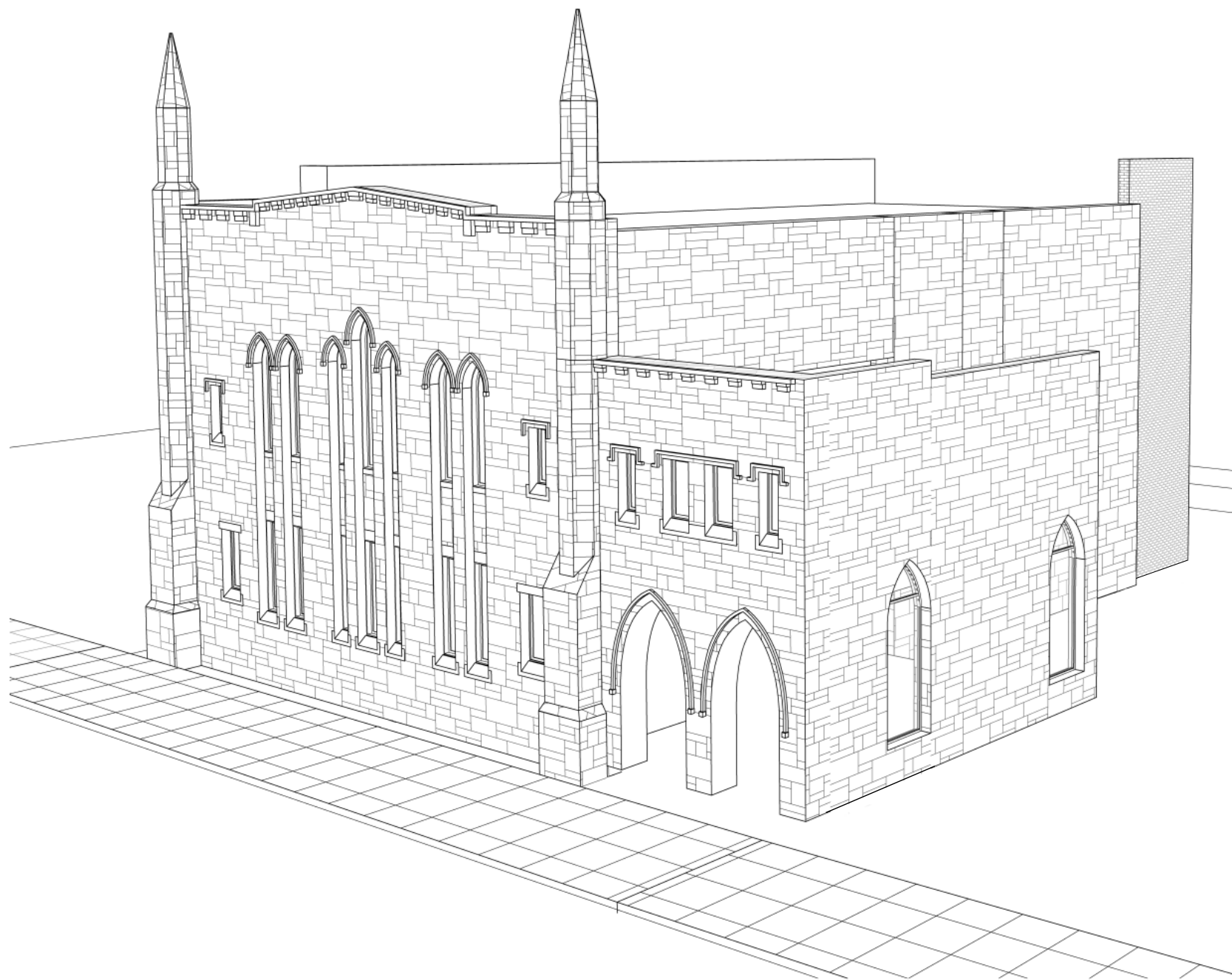
- CURRENT PHASE OF WORK
 - PREVIOUS PHASE OF WORK

EAST FACE - EXISTING TO REMAIN

PRESERVATION PLAN

A-26

Scale
N.T.S.



BUILDING PRESERVATION PLAN

BUILDING COMPONENT	RETAINED IN-SITU	RELOCATED ON-SITE		REMOVED OFF SITE
ALTAR RUINS AND CORNERSTONE	-	100%		-
GABLE AND STONE WALLS	80%	12% (TO CHURCH)	8% (TO RES.)	-
BRICK-CLAD WALLS	70%	-		30%
INTERIOR STRUCTURAL ELEMENTS	90%	-		10%
CUMULATIVE BUILDING TOTALS:	75%	15%		10%

TOTAL PERCENTAGE RETAINED/RELOCATED: 90%

BUILDING COMPONENT SURVEY

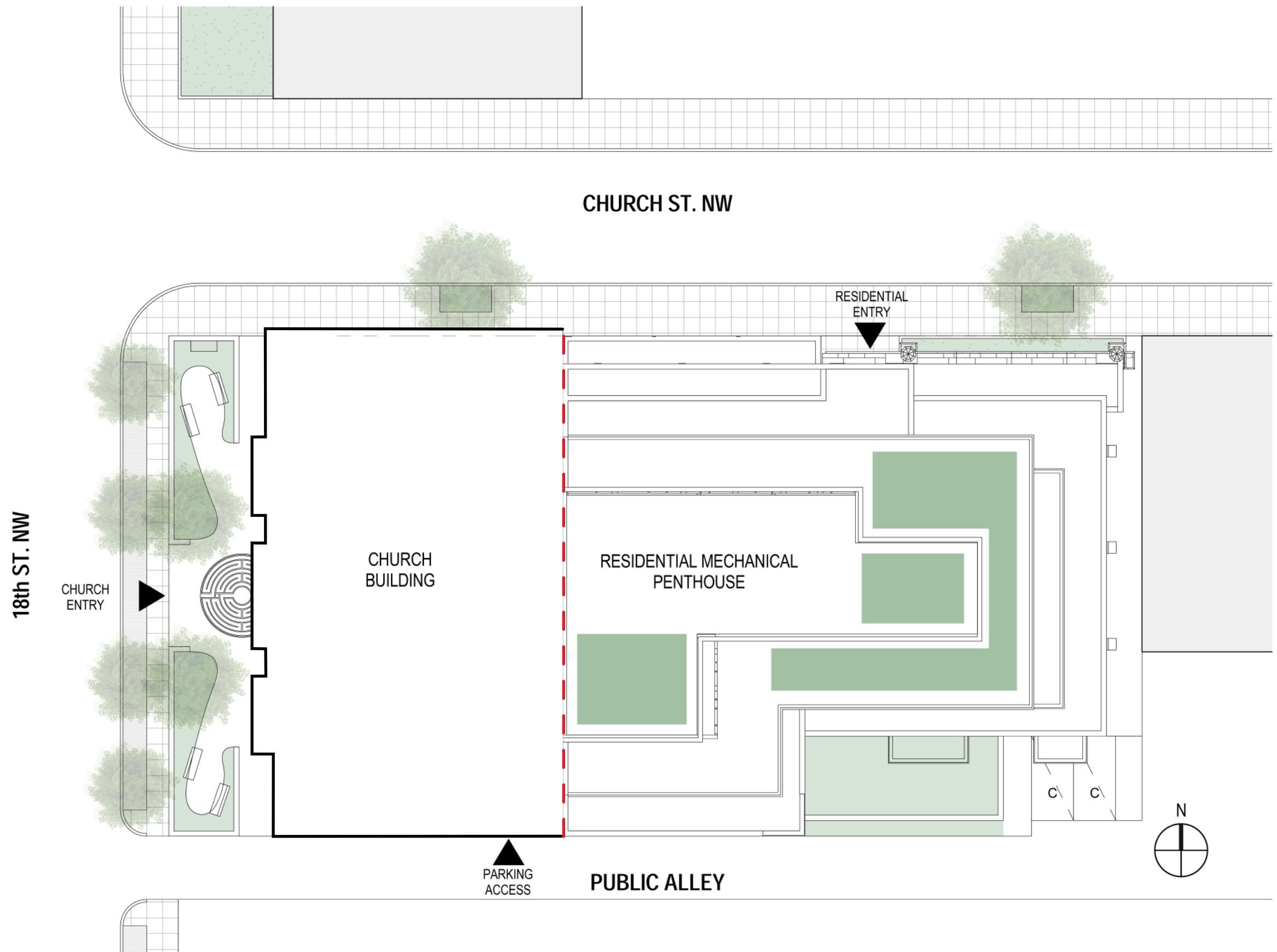
BUILDING COMPONENT	PERCENTAGE OF TOTAL BUILDING
ALTAR RUINS AND CORNERSTONE	5%
GABLE AND STONE WALLS	30%
BRICK-CLAD WALLS	25%
INTERIOR STRUCTURAL ELEMENTS	40%

COMPLETE PRESERVATION SCOPE

PRESERVATION PLAN

A-27

Scale
N.T.S.



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SITE PLAN - RESIDENTIAL

A-28

Scale
 N.T.S.

RESIDENTIAL BUILDING FACADE NOTES:

- | | |
|--|--|
| 1. REPOINTED EXISTING STONE TO REMAIN | 9. ALUMINUM WINDOW SYSTEM |
| 2. HISTORIC REPLACEMENT WINDOWS | 10. METAL IN-FILL TO MATCH WINDOWS |
| 3. LIGHT GREY STANDARD BRICK WITH MATCHING MORTAR | 11. FRAMELESS GLASS RAIL BEHIND EXISTING STONE WALL |
| 4. DARK GREY STANDARD BRICK WITH COLORED MORTAR | 12. METAL AND GLASS WINDOW WALL SYSTEM |
| 5. TEXTURED DARK GREY STANDARD BRICK WITH COLORED MORTAR | 13. HISTORIC PAINTED BRICK PAINTED TO MATCH LIGHT GREY BRICK COLOR |
| 6. TEXTURED PRECAST HEADER | 14. INSET PRIVATE BALCONIES |
| 7. METAL FRAMED COPING | 15. PRIVATE BALCONIES WITH METAL AND GLASS RAILING |
| 8. JULIETTE BALCONY WITH METAL RAILING | |

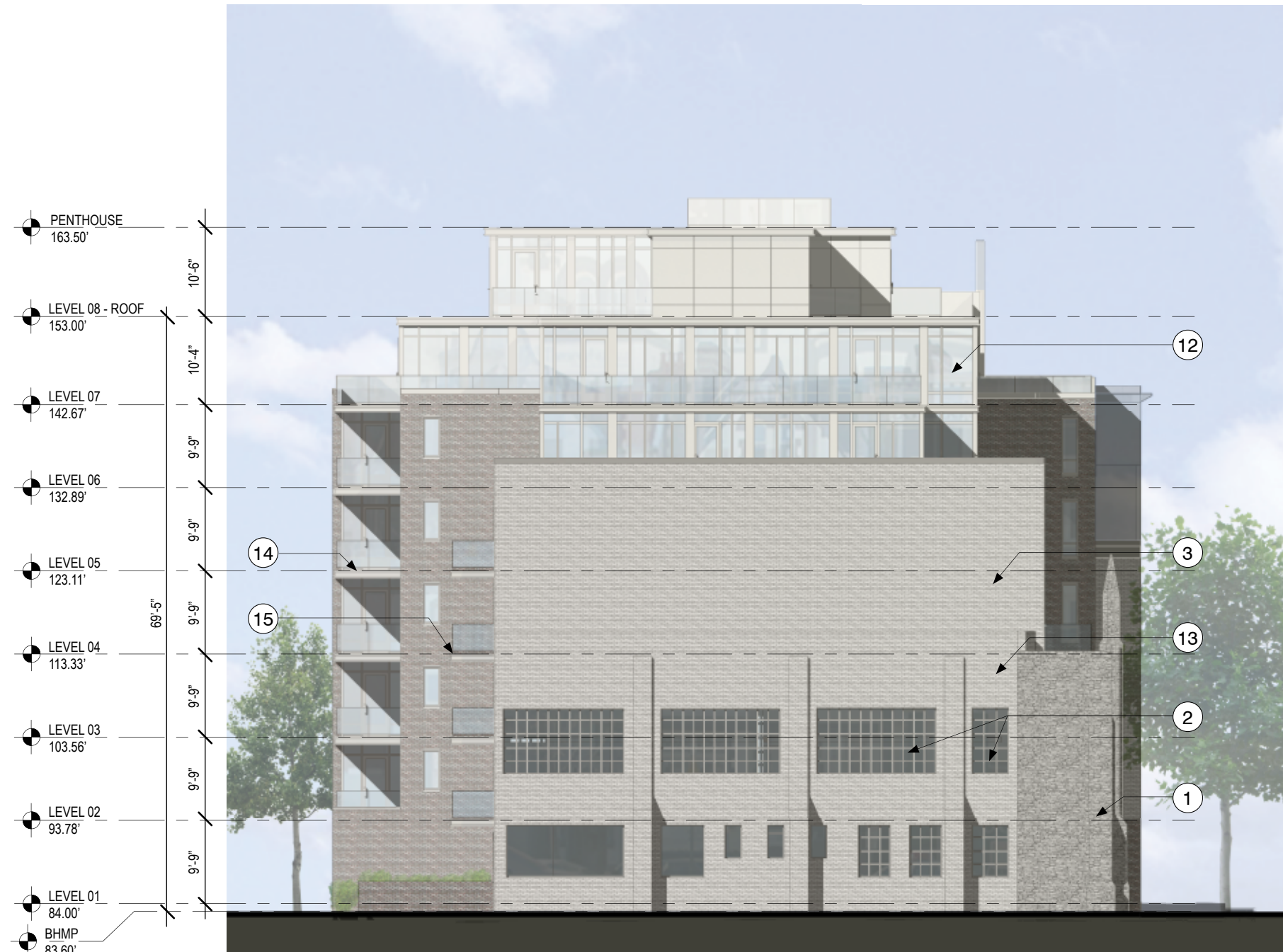


**CHURCH STREET
BUILDING ELEVATIONS**

A-29 Scale 1/16" = 1'

RESIDENTIAL BUILDING FACADE NOTES:

- | | |
|--|--|
| 1. REPOINTED EXISTING STONE TO REMAIN | 9. ALUMINUM WINDOW SYSTEM |
| 2. HISTORIC REPLACEMENT WINDOWS | 10. METAL IN-FILL TO MATCH WINDOWS |
| 3. LIGHT GREY STANDARD BRICK WITH MATCHING MORTAR | 11. FRAMELESS GLASS RAIL BEHIND EXISTING STONE WALL |
| 4. DARK GREY STANDARD BRICK WITH COLORED MORTAR | 12. METAL AND GLASS WINDOW WALL SYSTEM |
| 5. TEXTURED DARK GREY STANDARD BRICK WITH COLORED MORTAR | 13. HISTORIC PAINTED BRICK PAINTED TO MATCH LIGHT GREY BRICK COLOR |
| 6. TEXTURED PRECAST HEADER | 14. INSET PRIVATE BALCONIES |
| 7. METAL FRAMED COPING | 15. PRIVATE BALCONIES WITH METAL AND GLASS RAILING |



**EAST FACE
BUILDING ELEVATIONS**

A-30 Scale
1/16" = 1'

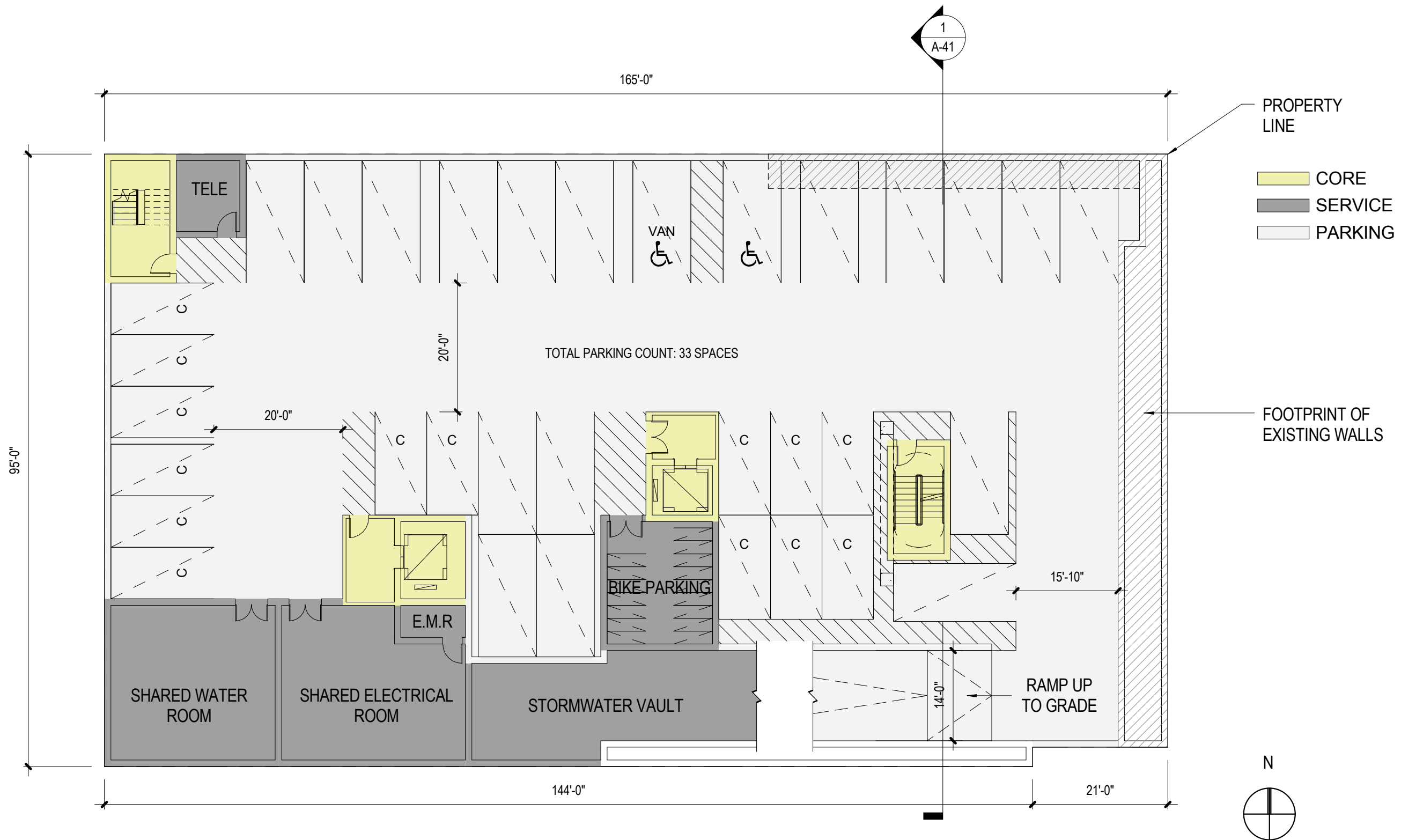
RESIDENTIAL BUILDING FACADE NOTES:

- | | |
|--|--|
| 1. REPOINTED EXISTING STONE TO REMAIN | 9. ALUMINUM WINDOW SYSTEM |
| 2. HISTORIC REPLACEMENT WINDOWS | 10. METAL IN-FILL TO MATCH WINDOWS |
| 3. LIGHT GREY STANDARD BRICK WITH MATCHING MORTAR | 11. FRAMELESS GLASS RAIL BEHIND EXISTING STONE WALL |
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| 5. TEXTURED DARK GREY STANDARD BRICK WITH COLORED MORTAR | 13. HISTORIC PAINTED BRICK PAINTED TO MATCH LIGHT GREY BRICK COLOR |
| 6. TEXTURED PRECAST HEADER | 14. INSET PRIVATE BALCONIES |
| 7. METAL FRAMED COPING | 15. PRIVATE BALCONIES WITH METAL AND GLASS RAILING |
| 8. JULIETTE BALCONY WITH METAL RAILING | |



**PUBLIC ALLEY
BUILDING ELEVATIONS**

A-31 **Scale**
1/16" = 1'



**P1 PARKING LEVEL
PLANS
A-32**

Scale
1/16" = 1'



GROUND FLOOR PLANS

A-33 Scale
1/16" = 1'



2ND FLOOR

PLANS

A-34

Scale
1/16" = 1'



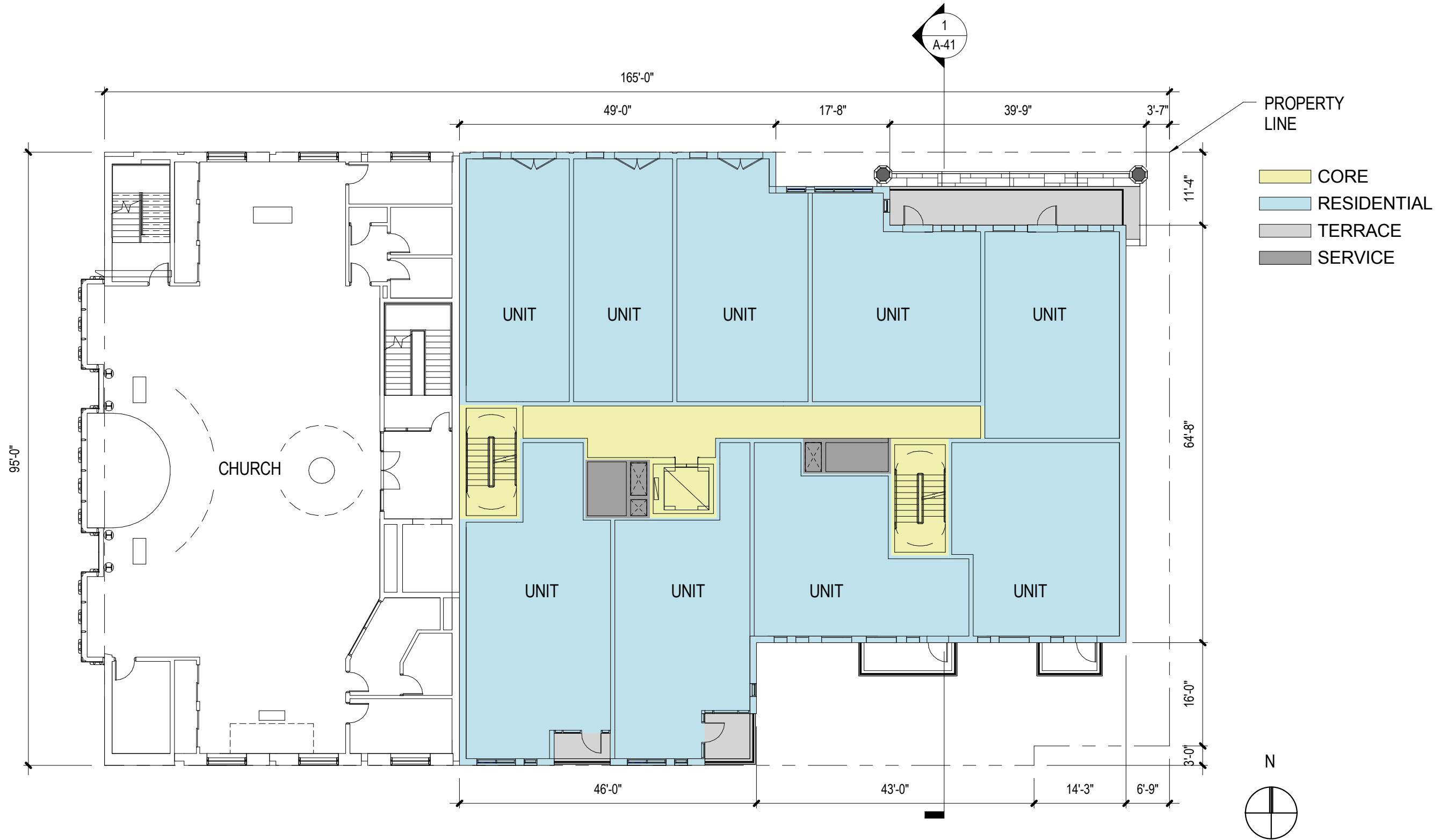
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3RD FLOOR

PLANS

A-35 Scale 1/16" = 1'



4TH FLOOR

PLANS

A-36

Scale
1/16" = 1'



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- PROPERTY LINE
- CORE
 - RESIDENTIAL
 - TERRACE
 - SERVICE

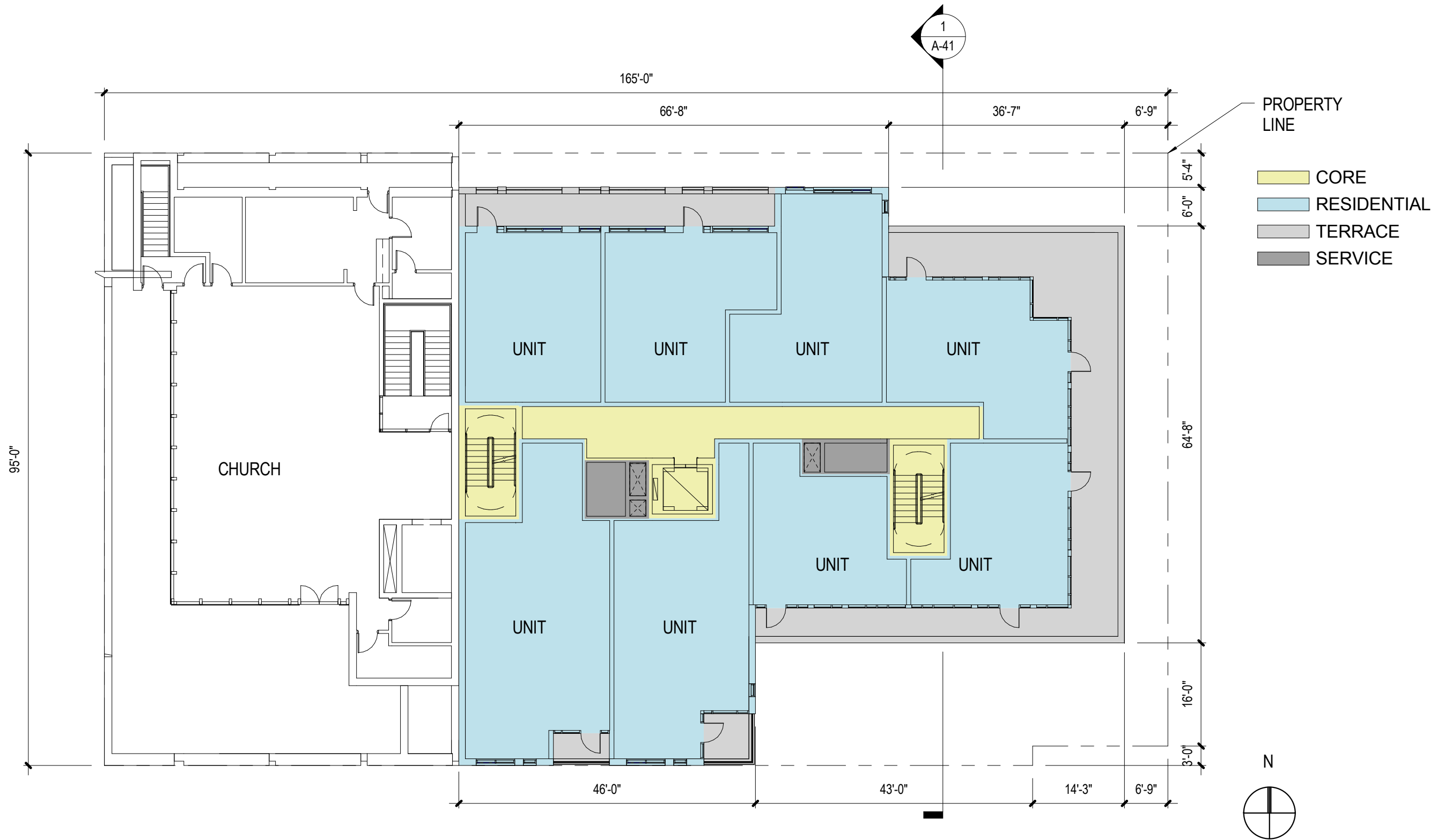
5TH FLOOR

PLANS

A-37 Scale 1/16" = 1'



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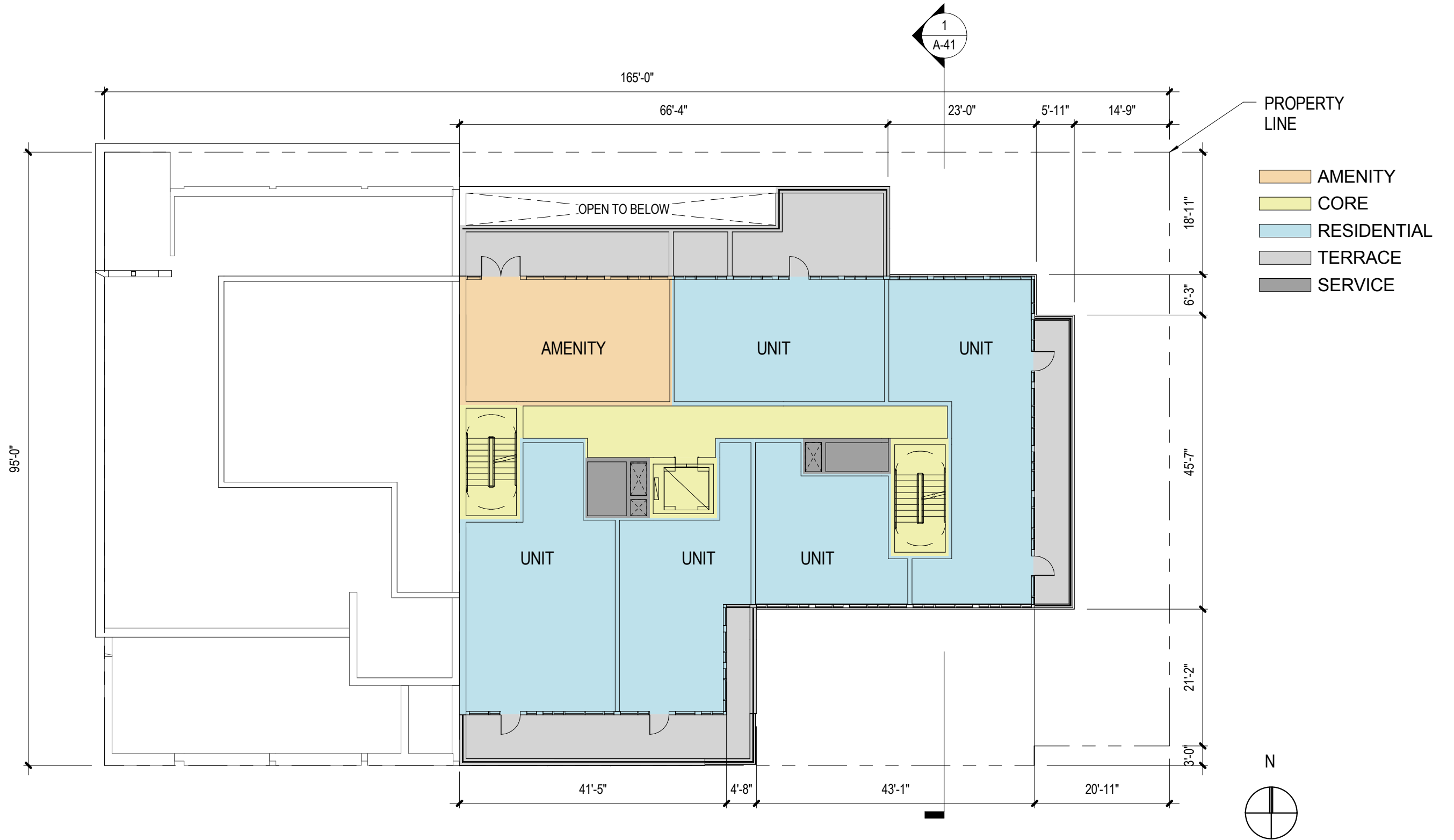


6TH FLOOR

PLANS

A-38

Scale
1/16" = 1'



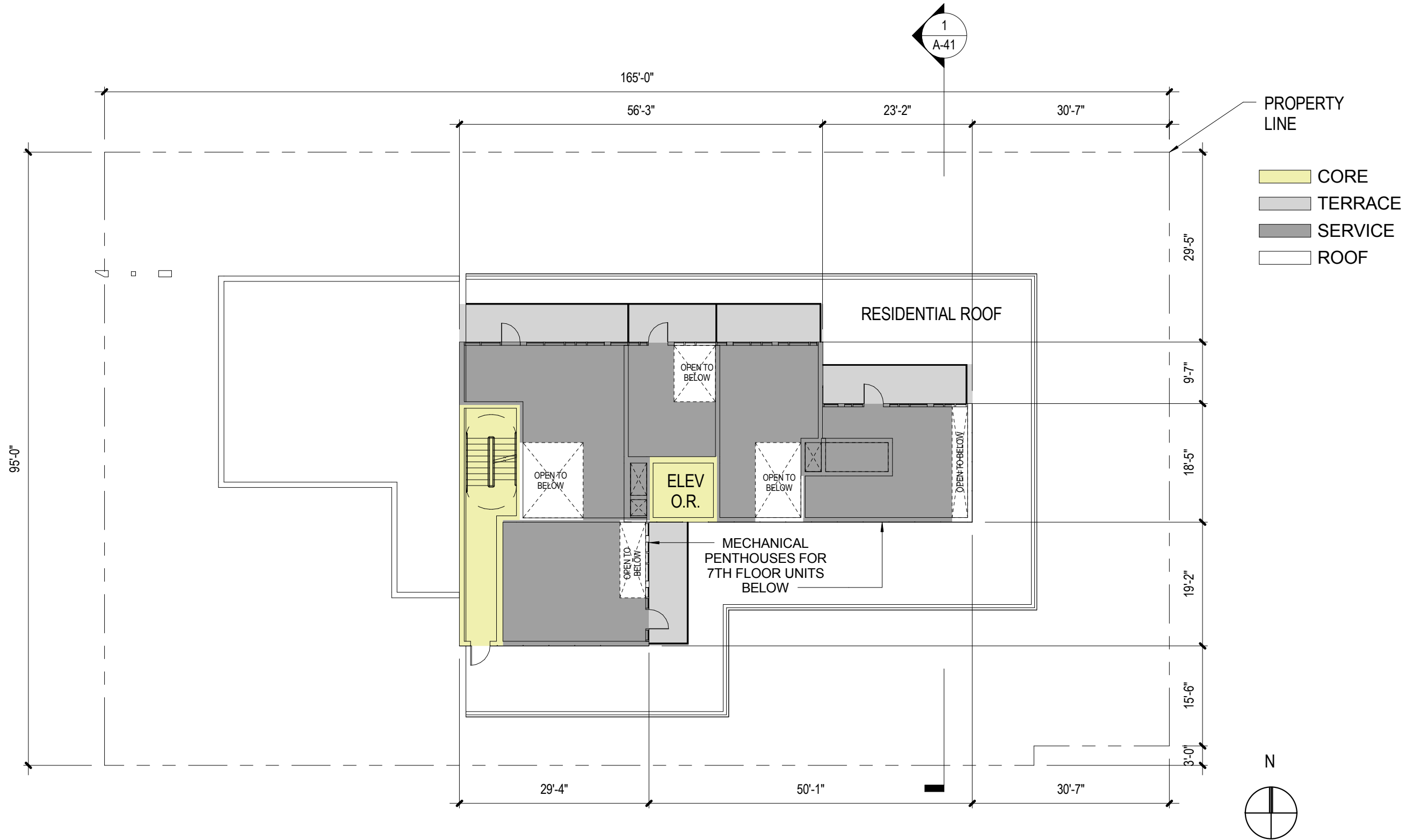
7TH FLOOR

PLANS

A-39 Scale 1/16" = 1'

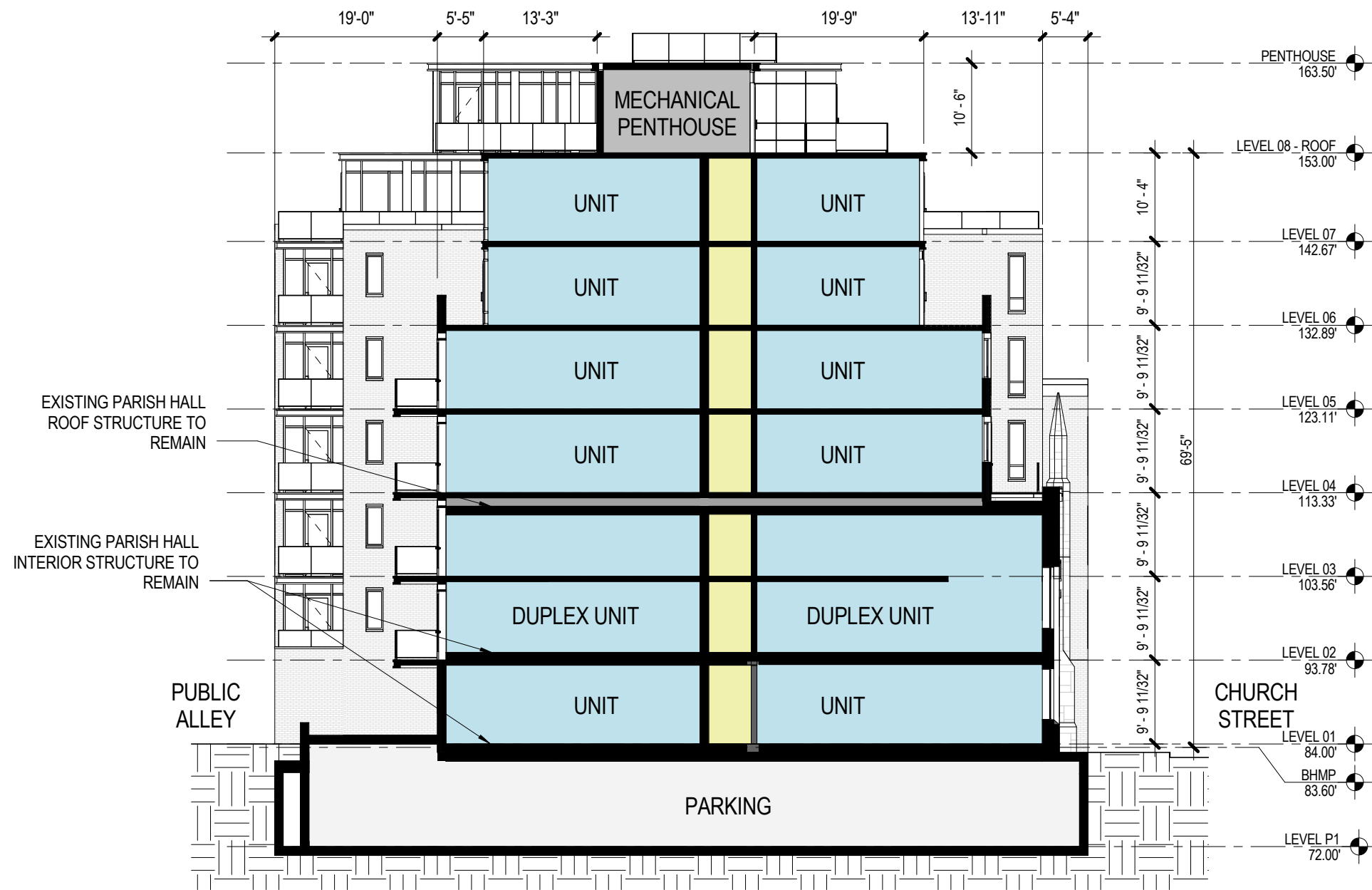


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PENTHOUSE PLANS

A-40 Scale 1/16" = 1'



**CROSS-SECTION
BUILDING SECTIONS
A-41** Scale 1/16" = 1'



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CHURCH STREET - LOOKING SOUTHWEST

PERSPECTIVE VIEWS

A-42

Scale
N.T.S.



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ALLEY - LOOKING WEST
PERSPECTIVE VIEWS

A-43

Scale
N.T.S.



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VIEW FROM SIDEWALK
PERSPECTIVE VIEWS

A-44 Scale
N.T.S.



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