1772 CHURCH STREET NW
HISTORIC PRESERVATION REVIEW BOARD
JUNE 27TH, 2014

PROJECT TEAM:

OWNER
CAS RIEGLER
1501 11TH STREET, NW
WASHINGTON, DC 20001
(202) 215-6588

ST. THOMAS' PARISH EPISCOPAL CHURCH
1772 CHURCH ST, NW
WASHINGTON, DC 20036
(202) 332-0607

ARCHITECT
HICKOK COLE ARCHITECTS
1023 31ST STREET, NW
WASHINGTON, DC 20007
(202) 667-9776

MTFA ARCHITECTURE
2311 WILSON BLVD. SUITE 200
ARLINGTON, VA 22201
(703) 524-6616

BUILDING DATA:

LOCATION: 18TH & CHURCH STREETS, NW
SQUARE/LOT: 0156/0369
ANC: 2B
ZONING DISTRICT: DC/SP-1
OVERLAY: DUPONT CIRCLE OVERLAY

DRAWING LIST:

A-1 COVER SHEET
A-2 SITE CONTEXT PLAN
A-3 ZONING ANALYSIS
A-4 SITE CONTEXT PHOTOS
A-5 A-6 HEIGHT ANALYSIS
A-7 MASSING CONCEPT
A-8 HISTORICAL CONTEXT
A-9 CURRENT CONDITIONS
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A-13 SITE PLAN FOR CHURCH
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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.) | None Provided
COURTS | Width: 4" per 1' - (15' 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.
SITE CONTEXT PHOTOS
CHURCH STREET ELEVATION

MASSING CONCEPT

A-7
HISTORICAL CONTEXT

ORIGINAL EXTERIOR

ORIGINAL INTERIOR

INTACT ALTAR
CHURCH STREET FACADE

ALLEY FACADE

ALTAR RUINS

EXPOSED GABLE

EXPOSED GABLE AND ALTAR RUINS

EXTERIOR RUINS
A-10

Project: 1772 CHURCH ST. NW
WASHINGTON, DC 20036
Submission: HISTORIC PRESERVATION REVIEW BOARD
2014-06-27

PRESERVATION PLAN

CHURCH PRESERVATION PLAN

BUILDING COMPONENT SURVEY

<table>
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<tr>
<th>BUILDING COMPONENT</th>
<th>PERCENTAGE OF TOTAL BUILDING</th>
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<tbody>
<tr>
<td>ALTAR RUINS AND CORNERSTONE</td>
<td>5%</td>
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BUILDING COMPONENT PERCENTAGE OF TOTAL BUILDING

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<td>8% (TO RES.)</td>
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<td>CUMULATIVE BUILDING TOTALS:</td>
<td>75%</td>
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NOTE: DECORATIVE STONWORK TO BE RELOCATED TO INTERIOR OF CHURCH

LEFT AND RIGHT REREDOS
CENTRAL ALTAR
CORNERSTONE
PUBLIC ALLEY

CHURCH ST. NW

WEST FACE - PHASE 1

PLAN

ELEVATION

BUILDING COMPONENT

CURRENT PHASE OF WORK

PREVIOUS PHASE OF WORK

N.T.S.

Scale

Hickok Cole
MTFA ARCHITECTURE

A-10
STRUCTURALLY UNSTABLE STONWORK TO BE RELOCATED TO EXTERIOR OF CHURCH

**BUILDING COMPONENT SURVEY**

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CUMULATIVE BUILDING TOTALS: 75% 15%
CHURCH ST. NW

PUBLIC ALLEY

PLAN

ELEVATION

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ENVELOPE WITH RUINS REMOVED

PRESERVATION PLAN

A-12

Scale
N.T.S.

PUBLIC ALLEY

PUBLIC ALLEY
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 BUILDING FACADE NOTES:

1. BEIGE STONE
2. BURNT TAN BRICK WITH MATCHING MORTAR
3. MATCHING BRICK RECESS
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
BUILDING COMPONENT SURVEY

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<tr>
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RESIDENTIAL PRESERVATION PLAN

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<tbody>
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<td>BRICK-CLAD WALLS</td>
<td>70%</td>
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CUMULATIVE BUILDING TOTALS:

- CURRENT PHASE OF WORK
- PREVIOUS PHASE OF WORK

WEST FACE - PHASE 3

PRESERVATION PLAN

A-23  
N.T.S.
Project: Submission: Scale

1772 CHURCH ST. NW
WASHINGTON, DC 20036
HISTORIC PRESERVATION REVIEW BOARD 2014-06-27

PRESERVATION PLAN

EAST FACE - PHASE 3

RESIDENTIAL PRESERVATION PLAN

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CUMULATIVE BUILDING TOTALS:

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PUBLIC ALLEY

ELEVATION

CURRNT PHASE OF WORK

PREVIOUS PHASE OF WORK
Project: Submission
Scale: N.T.S.

1772 CHURCH ST. NW
WASHINGTON, DC 20036

HISTORIC PRESERVATION REVIEW BOARD
2014-06-27

PRESERVATION PLAN
A-25

WEST FACE - EXISTING TO REMAIN

BUILDING COMPONENT SURVEY

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- CURRENT PHASE OF WORK
- PREVIOUS PHASE OF WORK
EAST FACE - EXISTING TO REMAIN

**BUILDING COMPONENT SURVEY**

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**RESIDENTIAL PRESERVATION PLAN**

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CUMULATIVE BUILDING TOTALS:
- Current Phase of Work: 75%
- Previous Phase of Work: 10%
## BUILDING PRESERVATION PLAN

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**CUMULATIVE BUILDING TOTALS:**
- 75% retained
- 15% relocated
- 10% removed

**TOTAL PERCENTAGE RETAINED/RELOCATED: 90%**

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**COMPLETE PRESERVATION SCOPE**

**PRESERVATION PLAN**

A-27

Scale: N.T.S.

Hickok Cole

Project:
1772 CHURCH ST. NW
WASHINGTON, DC 20036

Submission:
HISTORIC PRESERVATION REVIEW BOARD
2014-06-27
RESIDENTIAL BUILDING FACADE NOTES:

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

1. Repointed existing stone to remain
2. Historic replacement windows
3. Light grey standard brick with matching mortar
4. Dark grey standard brick with colored mortar
5. Textured dark grey standard brick with colored mortar
6. Textured precast header
7. Metal framed coping
8. Juliette balcony with metal railing
9. Aluminium window system
10. Metal infill to match windows
11. Frameless glass rail behind existing stone wall
12. Metal and glass window wall system
13. Historic painted brick painted to match light grey brick color
14. Inset private balconies
15. Private balconies with metal and glass railing
RESIDENTIAL BUILDING FAÇADE NOTES:

1. Repointed existing stone to remain
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PUBLIC ALLEY
BUILDING ELEVATIONS
A-31

Hickok Cole
MTFA architecture

Project:
1772 CHURCH ST. NW
WASHINGTON, DC 20036
Submission:
HISTORIC PRESERVATION REVIEW BOARD
2014-06-27

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

Project:
1772 CHURCH ST. NW
WASHINGTON, DC 20036
Submission:
HISTORIC PRESERVATION REVIEW BOARD
2014-06-27
ALLEY - LOOKING WEST

PERSPECTIVE VIEWS

A-43