

U.S. COMMISSION OF FINE ARTS

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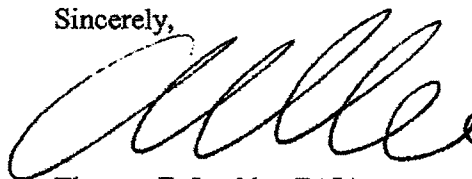
27 May 2011

Dear Mr. Lanier:

In its meeting of 19 May, the Commission of Fine Arts reviewed a concept design for new construction at 1045 Wisconsin Avenue, NW (case number OG 11-110). The Commission approved the concept and supported the recommendation of the Old Georgetown Board (enclosed) which calls for simplifying the rooftop elements and maximizing the extent of storefront windows along Wisconsin Avenue. The Commission further recommended that the exterior design elements generally be simplified and the materials unified.

The Commission and the Old Georgetown Board look forward to further review of the project as the design is developed. Due to the complexity of the project, the Old Georgetown Board has requested the opportunity to review the design at an intermediate stage of development. As always, the staff is available to assist you with the next submission.

Sincerely,



Thomas E. Luebke, FAIA
Secretary

Anthony Lanier
EastBanc, Inc.
3307 M Street, NW, Suite 400
Washington, DC 20007

cc: Hany Hassan, Beyer Blinder Belle

Enclosure: Report of the Old Georgetown Board, 19 May 2011

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18285EXHIBIT NO. 7

FILE COPY
Board of Zoning Adjustment
District of Columbia

CASE NO. 18285
EXHIBIT NO. 7

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**REPORT OF THE OLD GEORGETOWN BOARD
to
THE COMMISSION OF FINE ARTS**

19 May 2011

OG 11-110 (HPA 11-170)
1045 Wisconsin Avenue, NW
(Square 1189, Lot 830)
Residential
Addition -- residential and below grade parking
Concept -- revised design

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REPORT: The Old Georgetown Board has reviewed concept designs for the proposed four-story residential addition to the Verizon (substation) building with underground parking. The site is bordered by the C & O National Historical Park to the north, Wisconsin Avenue to the west, and a public alley and the historic Grace Protestant Episcopal Church to the south. In its meeting of 5 May 2011, the OGB recommended approval of Concept Study 1.

In its review of the project in the past three months, the Board recommended simplification of the design including: a setback to allow for the retention of the stone abutment at the southeast corner of the Wisconsin Avenue bridge; limiting the use of stone to the base of the new construction, specifically to the height of the first floor window heads; a more regular fenestration pattern; and a scheme with large amounts of glazing at grade on the Wisconsin Avenue elevation in keeping with the character of commercial Georgetown.

The Board continues to recommend further simplification of the design with regard to the various roof top elements including the railing and elimination of the elevator overrun. The Board looks forward to more information on the windows and doors, including the garage door.

RECOMMENDATION: No objection to general concept design for the residential addition in front of the Verizon building as shown in the Concept Study 1 of supplemental drawings dated 11 May 2011. Recommend elimination of elevator overrun and simplification of the design for the penthouse and roof top elements. File new submission of concept design development drawings for review by the Commission.