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655 NEW YORK AVENUE, NW

WASHINGTON, DC

BZA CONCEPT SUBMISSION

NOVEMBER 14, 2012

OWNER / DEVELOPER:	DOUGLAS DEVELOPMENT CORPORATION
ARCHITECT:	SHALOM BARANES ASSOCIATES
LAND USE COUNSEL:	HOLLAND & KNIGHT
ARCHITECTURAL HISTORIAN:	EHT TRACERIES, INC
CIVIL ENGINEER:	DEWBERRY



DRAWING INDEX

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APPENDIX (HISTORY OF BUILDINGS)

A24-A27	HISTORIC BUILDINGS
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BOARD OF ZONING ADJUSTMENT
District of Columbia

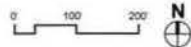
CASE NO. 18502

EXHIBIT NO. 10

Board of Zoning Adjustment
District of Columbia
CASE NO.18502
EXHIBIT NO.10



ZONE BOUNDARY PLAN



ZONING TABULATIONS

SQUARE: 450
 LOTS: 4, 6, 21, 33, 34, 40, 803, 804, 805 - 818
 ZONES: DD / C-3-A, DD / C-2-C
 SITE AREA: 62,219 SF

32	DD / C-3-A PERMITTED	DD / C-2-C PERMITTED	DD / C-3-A PROPOSED AS ADJUSTED	DD / C-2-C PROPOSED AS ADJUSTED	TOTAL
FAR (771.2) (1904) (1905)	2.5 NON-RESIDENTIAL	8.5	0.5	6.45	6.95 (NOTE 2)
FAR FLOOR AREA (NOTE 1, 8)	2.5 X 18,713 = 46,782 GFA	8.5 X 43,506 = 369,801 GFA	31,224 GFA 10,774 GFA 20,450 GFA	401,241 GFA 22,513 GSF 378,728 GSF	432,465 GFA 33,287 GSF 399,178 GSF
Retail Office	- -	- -	- -	- -	- -
LOT OCCUPANCY (772.1)	100.0%	100.0%	100%	100%	100%
BUILDING HEIGHT (770.1) (770.8) (1902.1)	65'-0"	130'-0"	40'-3"	130'-0"	130'-0"
ROOF STRUCTURE Penthouse Height (411) (777) (1902.1) Penthouse Area (11.7) Penthouse Setback	18'-6" 0.37 FAR OR 5,165 SF 1:1	18'-6" 0.37 FAR OR 16,086 SF 1:1	VARIES 150 SF (ESTIMATED) REFER TO SHEET A12	18'-6" 11,618 SF (0.19 FAR) REFER TO SHEET A12	18'-6" 11,618 SF (0.19 FAR)
REAR YARD (774.11)	12'-0"	15'-0"	45'-0"	45'-0"	45'-0" (NOTE 8)
SIDE YARD (775)	NOT REQUIRED	NOT REQUIRED	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED
PARKING (2100.5) (2101.1)	OFFICE: IN EXCESS OF 2,000 SF 1 PER 600 SF ⁷ RETAIL: IN EXCESS OF 3,000 SF 1 PER 300 SF ⁸ 7 F	OFFICE: IN EXCESS OF 2,000 SF 1 PER 1,800 SF RETAIL: IN EXCESS OF 3,000 SF 1 PER 750 SF ⁷	NONE	309 spaces (SEE TABLE BELOW)	309 spaces (SEE TABLE BELOW)
LOADING (2200.5) (2201.1)	NO LOADING REQUIRED FOR ADDITION TO AN HISTORIC STRUCTURE	NO LOADING REQUIRED FOR ADDITION TO AN HISTORIC STRUCTURE	NONE	3 BERTHS @ 12'X30' 3 PLATFORMS @ 100 SF 1 SERVICE/DELIVERY @ 10'X20'	3 BERTHS @ 12'X30' 3 PLATFORMS @ 100 SF 1 SERVICE/DELIVERY @ 10'X20'
OPEN COURTS (776.1)	NON-RESIDENTIAL MINIMUM WIDTH = 12'-0"	NON-RESIDENTIAL MINIMUM WIDTH = 12'-0"	VARIES	VARIES	VARIES

NOTES:

- FAR Floor Area includes a deduction of 2% for mechanical shafts, but does not include areas for (1) bays projecting over the property line; (2) parking access ramps; and (3) spaces with structural clearance less than 9'-6".
- Per Section 1708, Combined Lot Development.
- Total existing lot area in DD/C-3-A Zoning District is 18,713 sf. Proposed lot area in DD/C-3-A is 12,106 sf.
- Total existing lot area in DD/C-2-C Zoning District is 43,506 sf. Proposed lot area in DD/C-2-C is 50,113 sf.
- Total existing cellar area in DD/C-3-A Zoning District is 14,190 sf.
- Existing FAR (Estimated):

Lot 4 = 18,759 SF	Lot 803 = 3,647 SF	Lot 809 = 1,754 SF	Lot 815 = 2,141 SF
Lot 6 = 0	Lot 804 = 10,680 SF	Lot 810 = 1,752 SF	Lot 816 = 4,978 SF
Lot 21 = 4,071 SF	Lot 805 = 5,004 SF	Lot 811 = 1,010 SF	Lot 817 = 1,429 SF
Lot 33 = 13,248 SF	Lot 806 = 4,503 SF	Lot 812 = 0	Lot 818 = 1,575 SF
Lot 34 = 8,800 SF	Lot 807 = 0	Lot 813 = 0	
Lot 40 = 8,283 SF	Lot 808 = 6,680 SF	Lot 814 = 0	
- Of the total retail space provided at 36,974 sf approximately 31,124 sf is within the historic buildings.
- Rear yard is measured from the centerline of L Street, NW.

PARKING PROVIDED

PARKING REQUIRED	212
PARKING PROVIDED	
STANDARD SIZE (9'X19')	58
COMPACT SIZE (8'X16')	178
TANDEM	65
ADA ACCESSIBLE (13'X19')	6
VAN ACCESSIBLE (16'X19')	2
TOTAL PARKING SPACES	309

PARKING TABULATION

	DD / C-3-A		DD / C-2-C		TOTAL
NEW	RETAIL	OFFICE	RETAIL	OFFICE	
AREA	5,411 SF	5,703 SF	12,302 SF	330,137 SF	
REQUIRED (SEC 2101.1)	9	7	13	183	212
PROVIDED	9	7	13	280	309
BICYCLE REQUIRED					11
BICYCLE PROVIDED					11 Minimum

NOTES:

- Area denotes new construction only.

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DEVELOPMENT DATA

D1

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Site

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AERIAL PHOTOGRAPHY

A1



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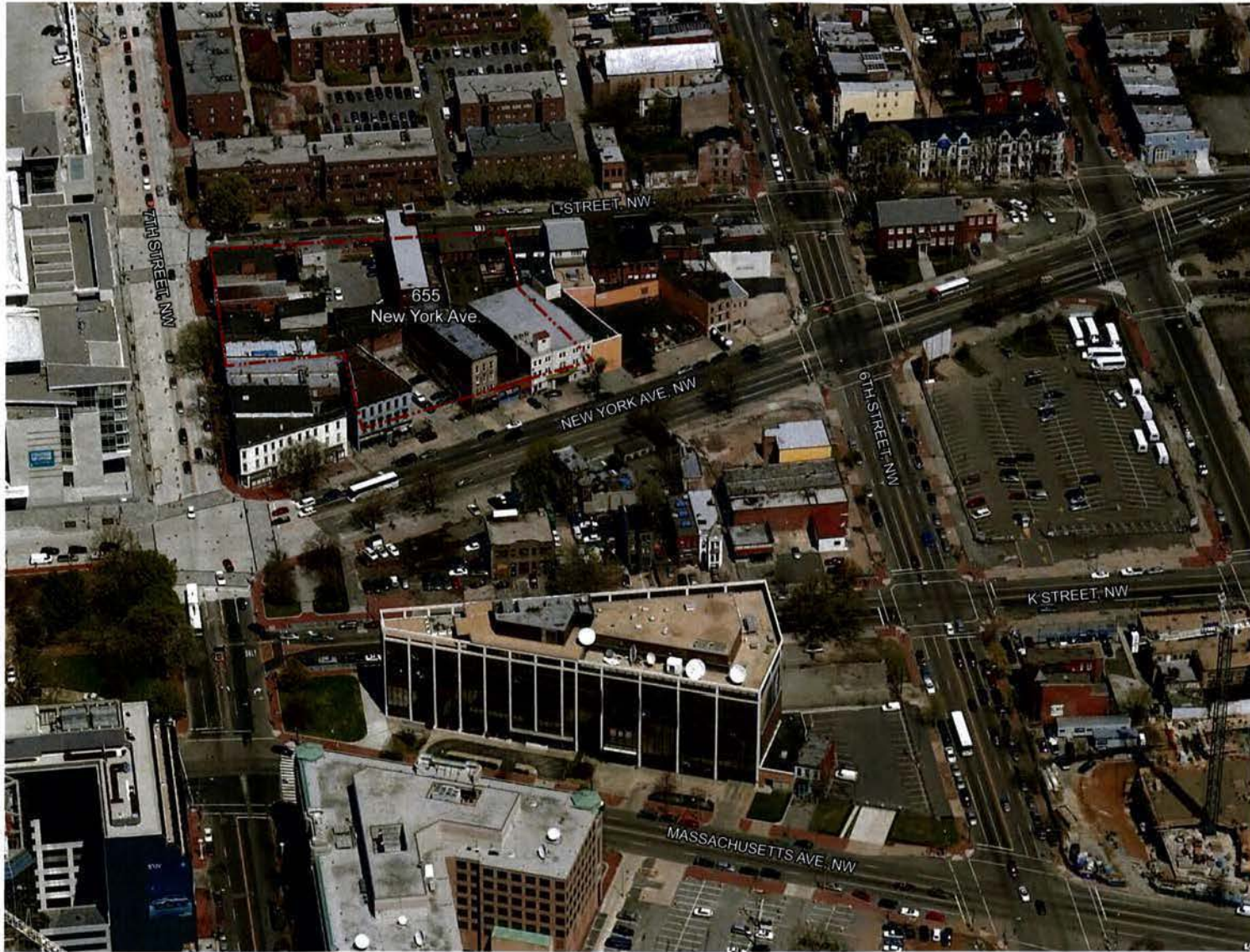
Site

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AERIAL PHOTOGRAPHY

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AERIAL PHOTOGRAPHY

A3



1 View from 7th Street and New York Avenue looking north.



2 View from 7th and L Streets looking southeast.



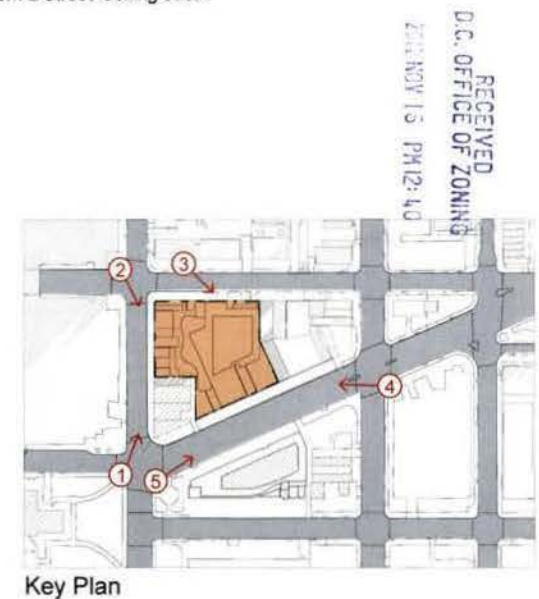
3 View from L Street looking east.



4 View from 6th Street and New York Avenue looking west.



5 View from 7th Street and New York Avenue looking east.



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SITE PHOTOGRAPHS

A4



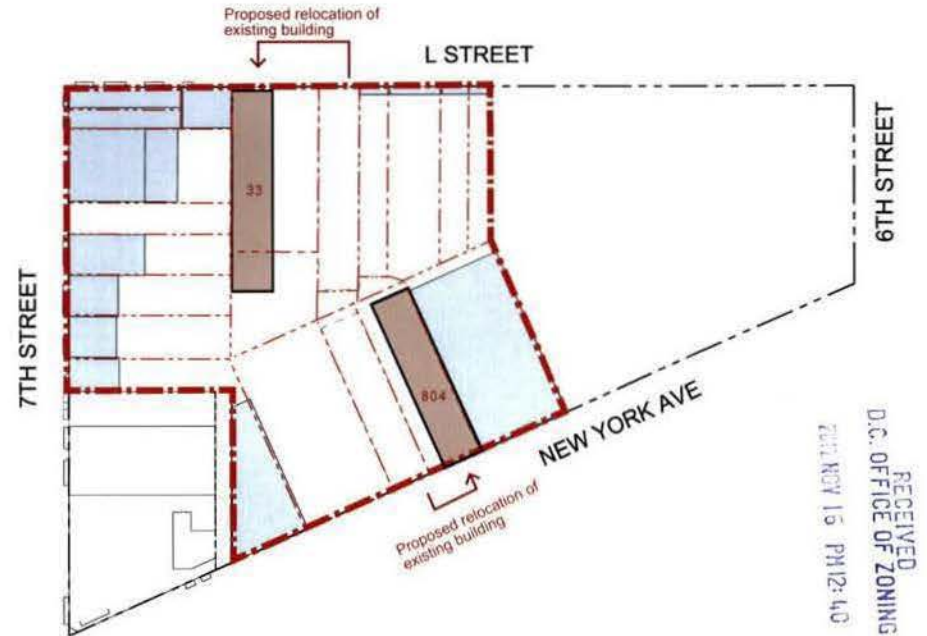
Existing Conditions Plan



Lot 33
632 L Street NW



Lot 804
639 New York Ave NW



Proposed Conditions (after demolition) Plan

Key

- PROJECT BOUNDARY
- CONTRIBUTING RESOURCE TO REMAIN IN PLACE
- ▨ REAR OF CONTRIBUTING RESOURCE TO BE REMOVED
- CONTRIBUTING RESOURCE TO BE RELOCATED
- NON-CONTRIBUTING RESOURCE TO BE REMOVED



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PRESERVATION PLAN

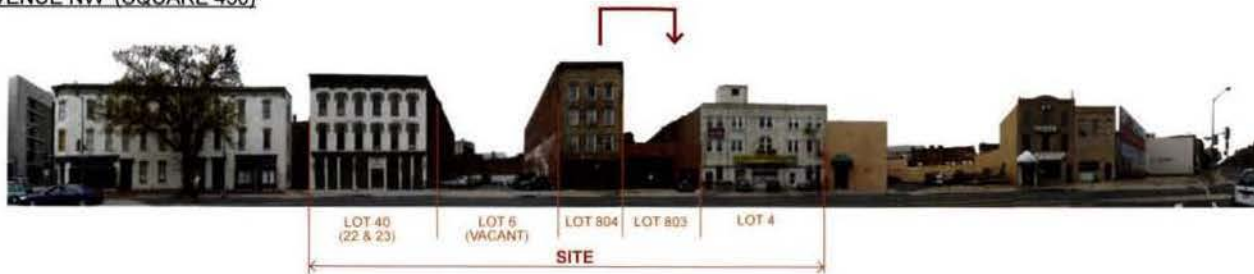
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1 - 6TH STREET NW (SQUARE 450)



2 - NEW YORK AVENUE NW (SQUARE 450)



3 - 7TH STREET NW (SQUARE 450)



4 - L STREET NW (SQUARE 450)



Key Plan

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EXISTING ELEVATIONS

A6



Total Site Area: 62,219 SF

Retail Gross Floor Area: 33,287 SF
Office Gross Floor Area: 399,178 SF
Total Gross Floor Area: 432,465 SF

FAR: 6.95

Zoning District: DD/C-3-A, DD/3-2-C

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0' 30' 60'

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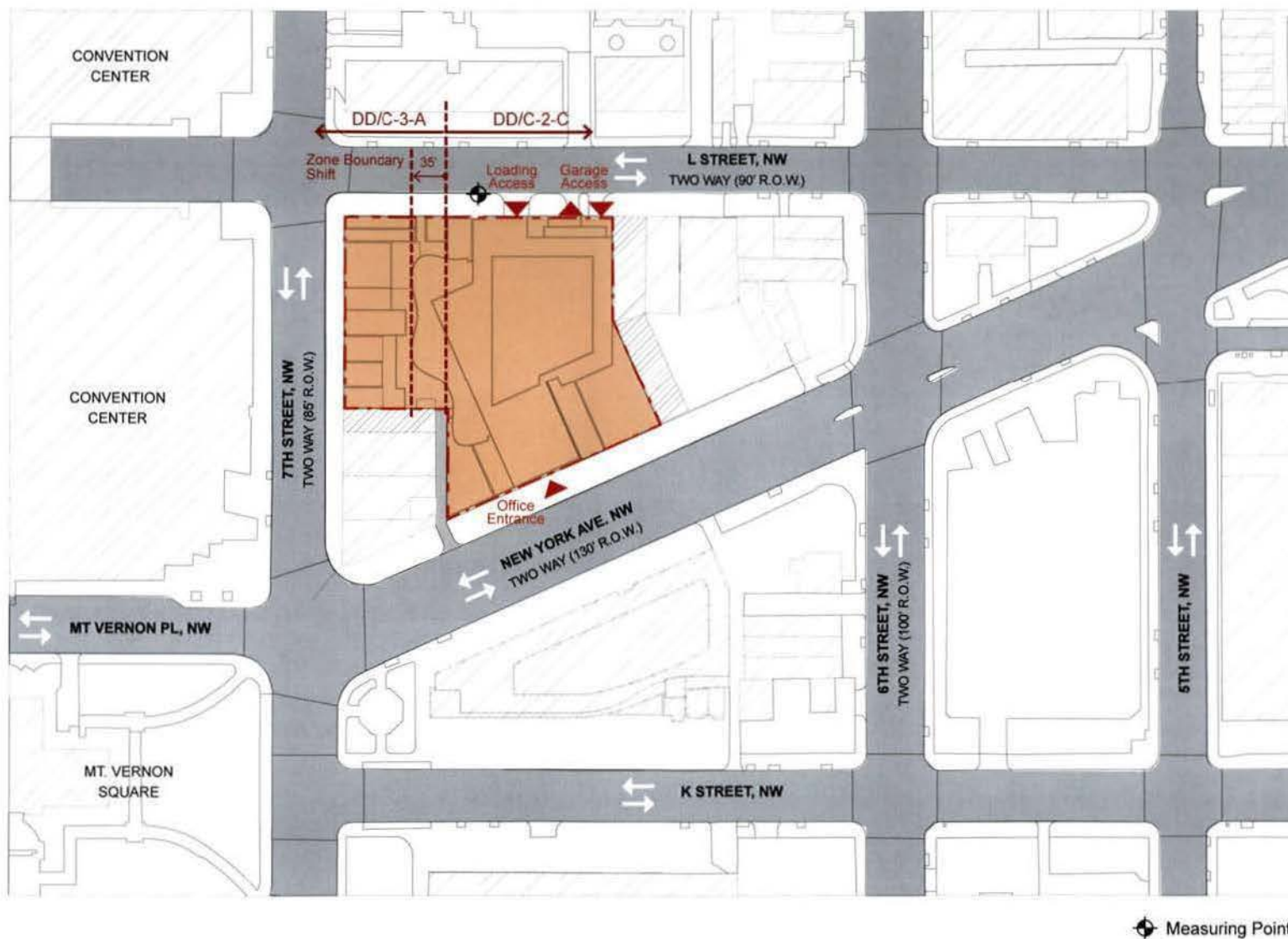
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SITE DEVELOPMENT PLAN

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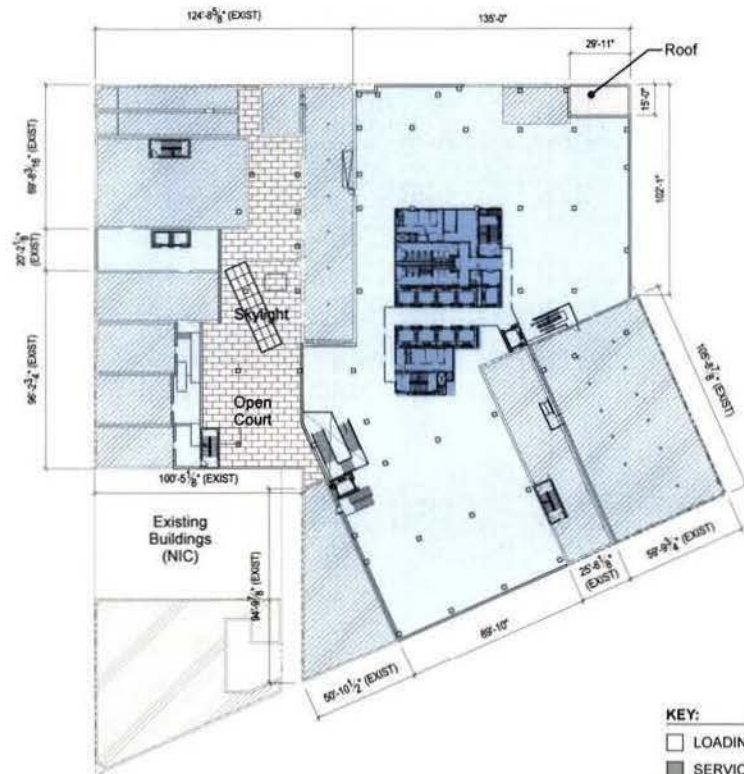
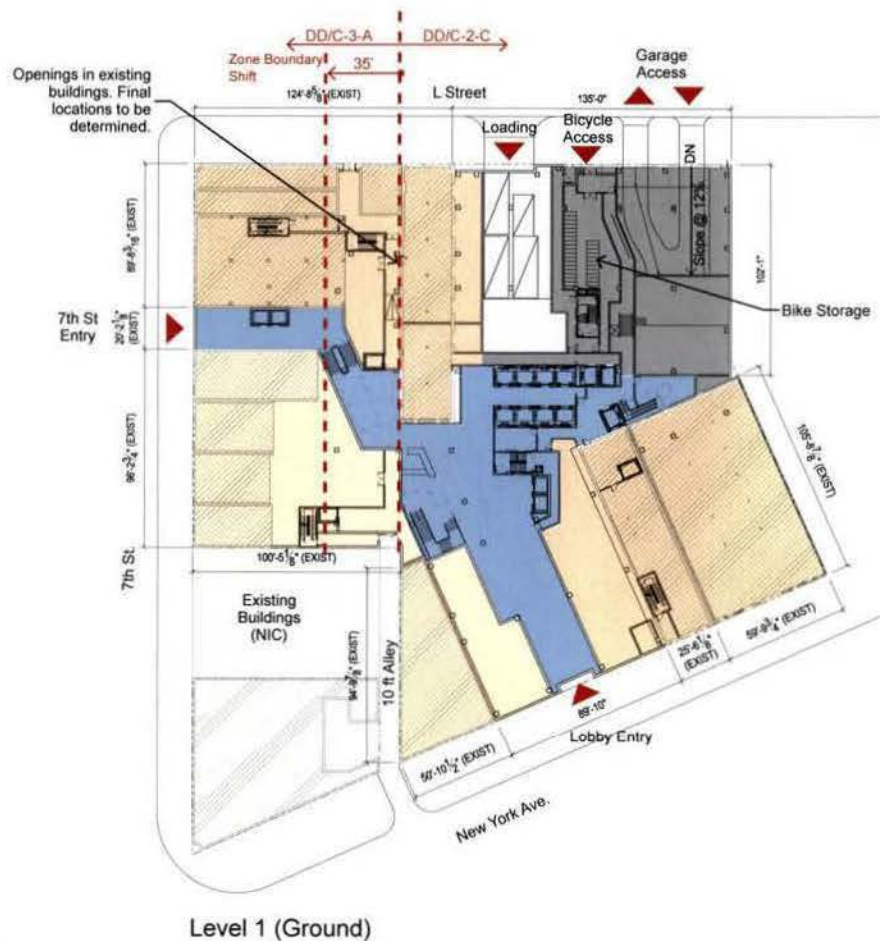
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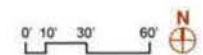
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SITE PLAN

A8



- KEY:**
- LOADING
 - SERVICE / PARKING
 - RETAIL
 - LOBBY / CORE
 - OFFICE
 - EXISTING TO REMAIN



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NOTES:

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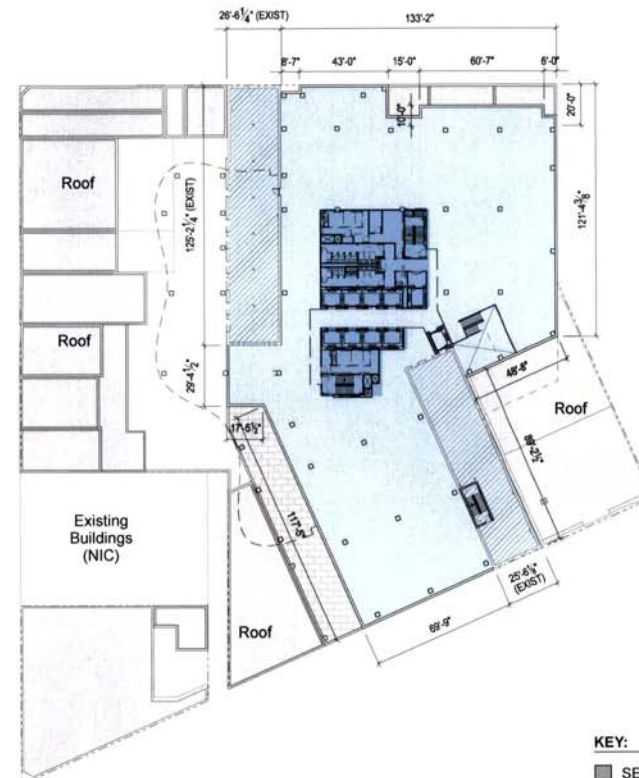
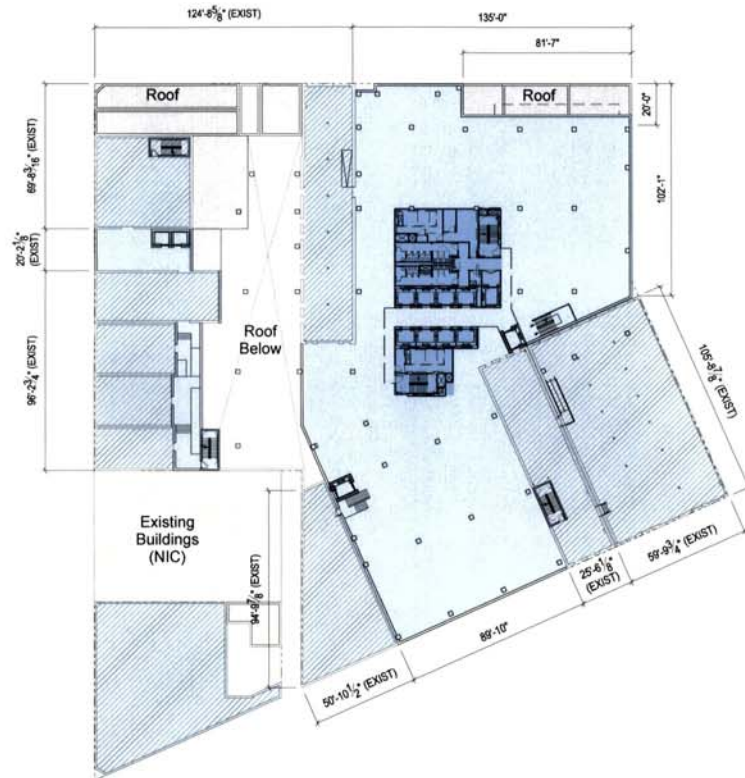
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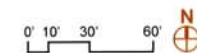
FLOOR PLAN - LEVELS 1 (GROUND) AND 2 A9

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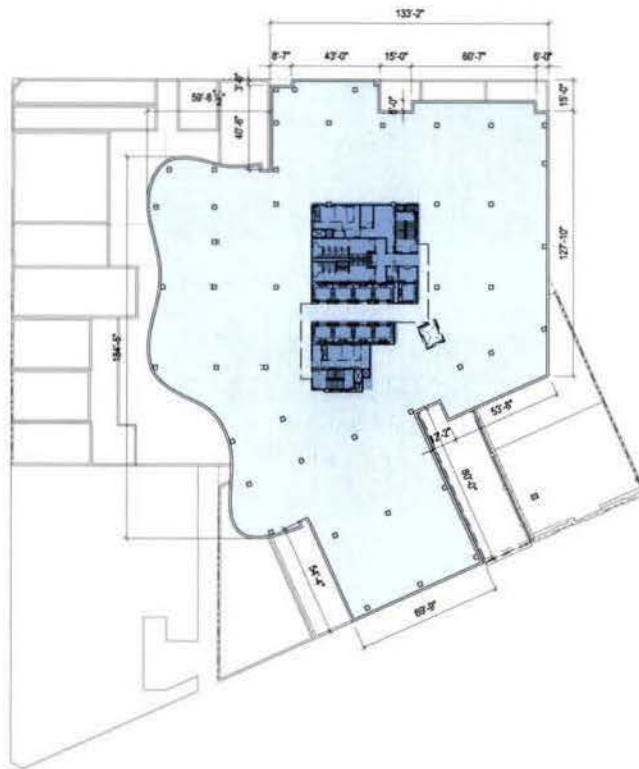
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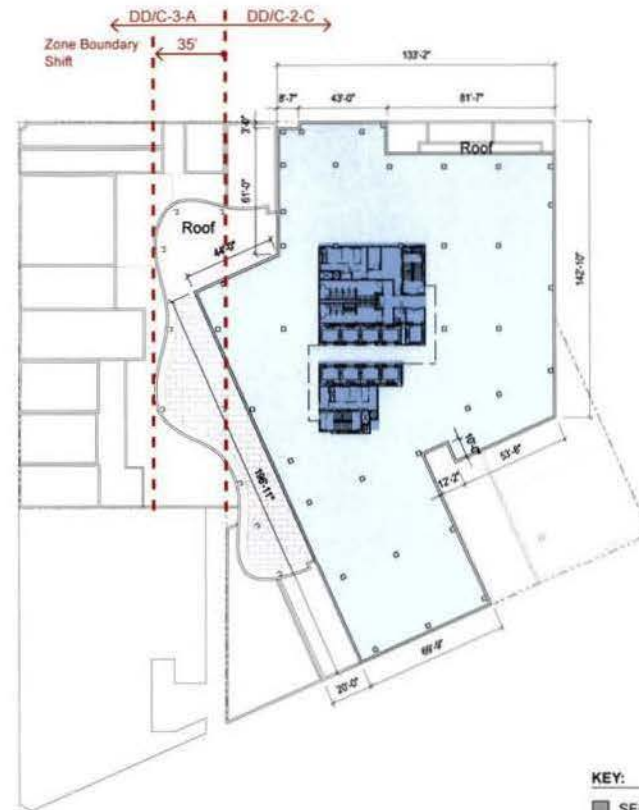
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FLOOR PLAN - LEVELS 3 AND 4

A10



Typical Levels 5-9



Typical Levels 10-11

NOTES:

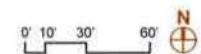
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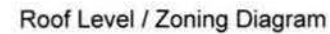
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FLOOR PLAN - TYPICAL LEVELS 5-9 AND 10-11

A11

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FLOOR PLAN - PENTHOUSE AND ROOF

A12

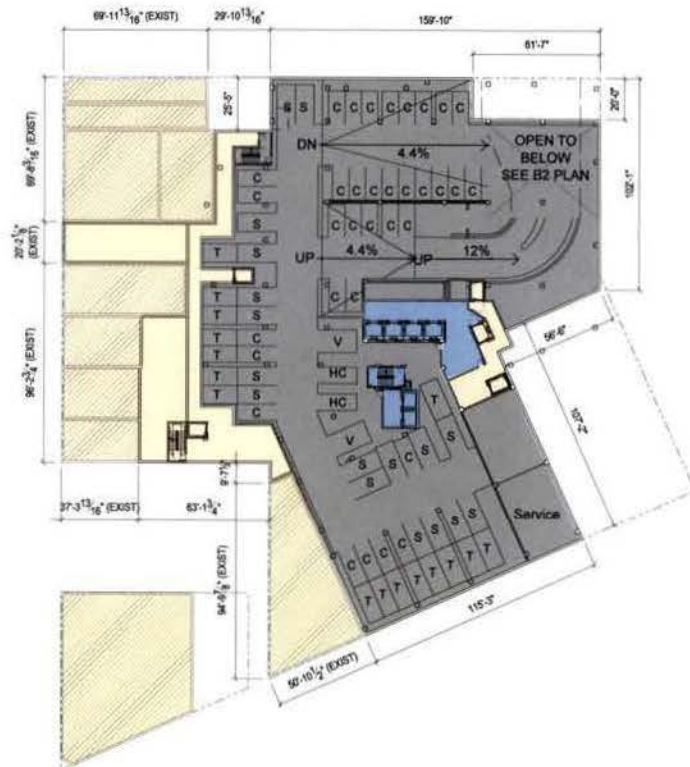
B1 Level Parking Count

(C) Compact	34
(S) Standard	17
(T) Tandem	16
(HC) Accessible	2
(V) Van Accessible	2
Total	71

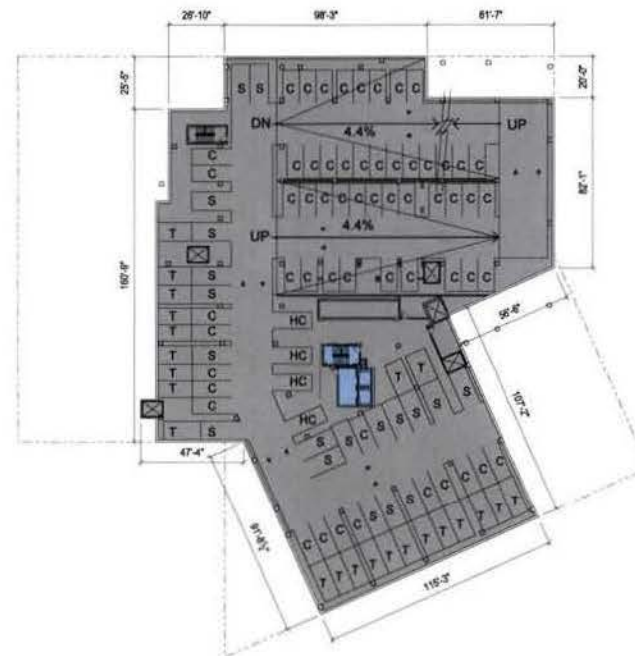
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B2 Level Parking Count

(C) Compact	58
(S) Standard	19
(T) Tandem	23
(HC) Accessible	4
(V) Van Accessible	0
Total	104



Level B1



Level B2

KEY:

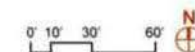
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- RETAIL
- LOBBY / CORE
- OFFICE
- EXISTING TO REMAIN

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FLOOR PLAN - LEVELS B1 AND B2 | A13

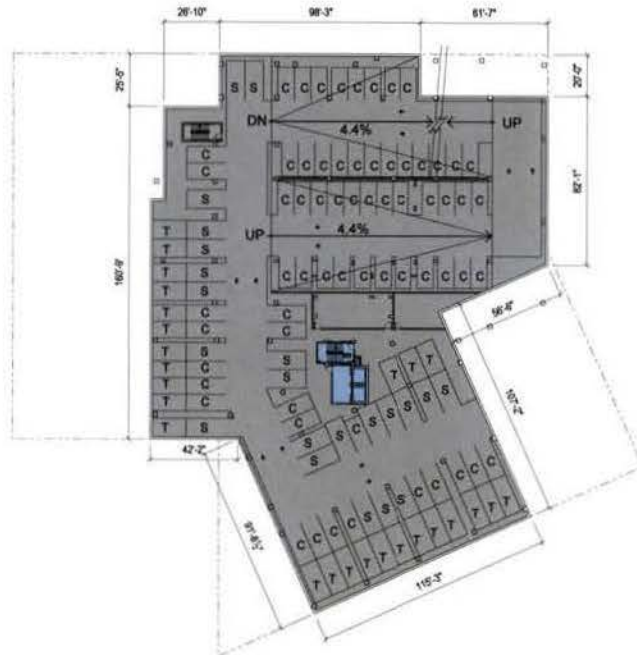
B3 Level Parking Count

(C) Compact	64
(S) Standard	22
(T) Tandem	26
(HC) Accessible	0
(V) Van Accessible	0
Total	112

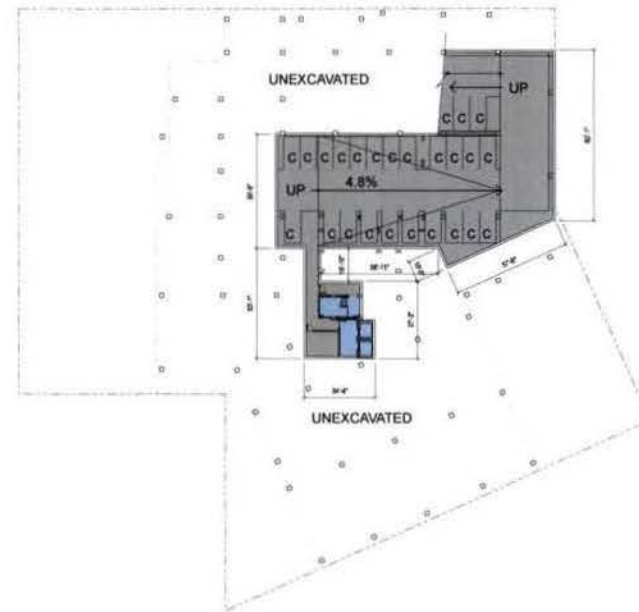
B3 Lower Level Parking Count

(C) Compact	22
(S) Standard	0
(T) Tandem	0
(HC) Accessible	0
(V) Van Accessible	0
Total	22

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Level B3



Level B3 Lower Level

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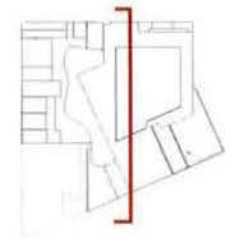
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- RETAIL
- LOBBY / CORE
- OFFICE
- EXISTING TO REMAIN

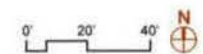


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FLOOR PLAN - LEVEL B3 A14



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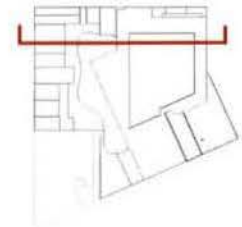
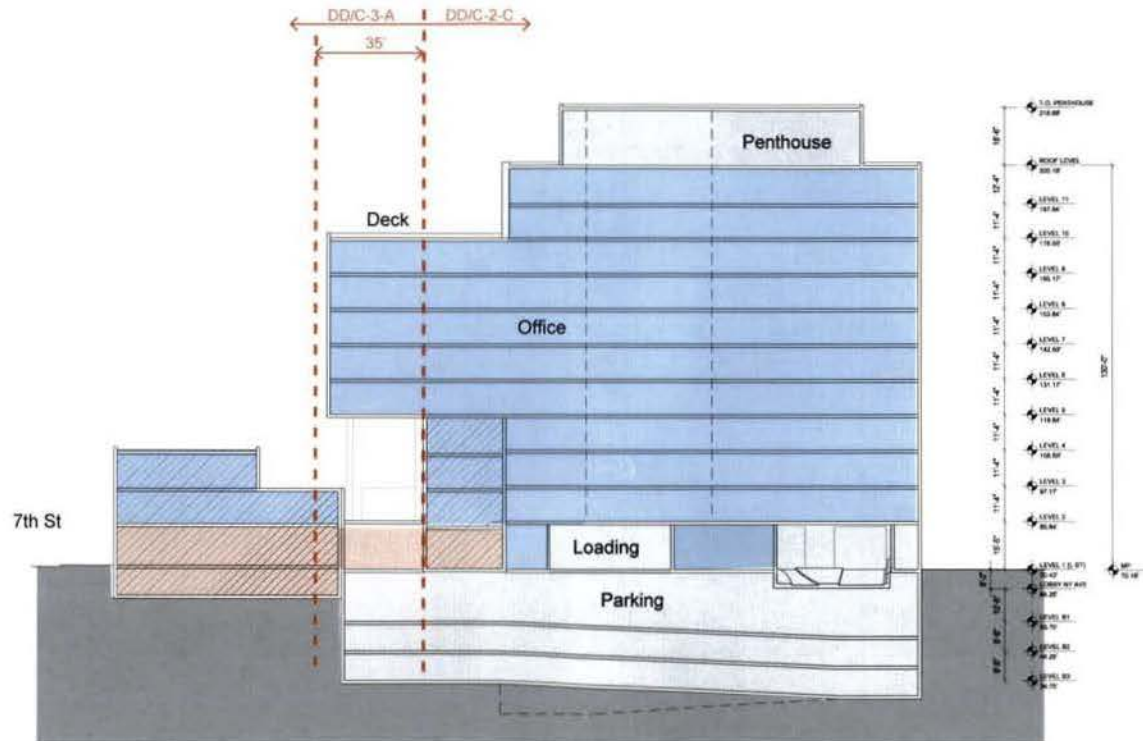
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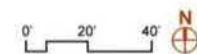
BUILDING SECTION A15

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KEY:

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- RETAIL
- LOBBY / CORE
- OFFICE
- EXISTING TO REMAIN



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View Towards Northeast

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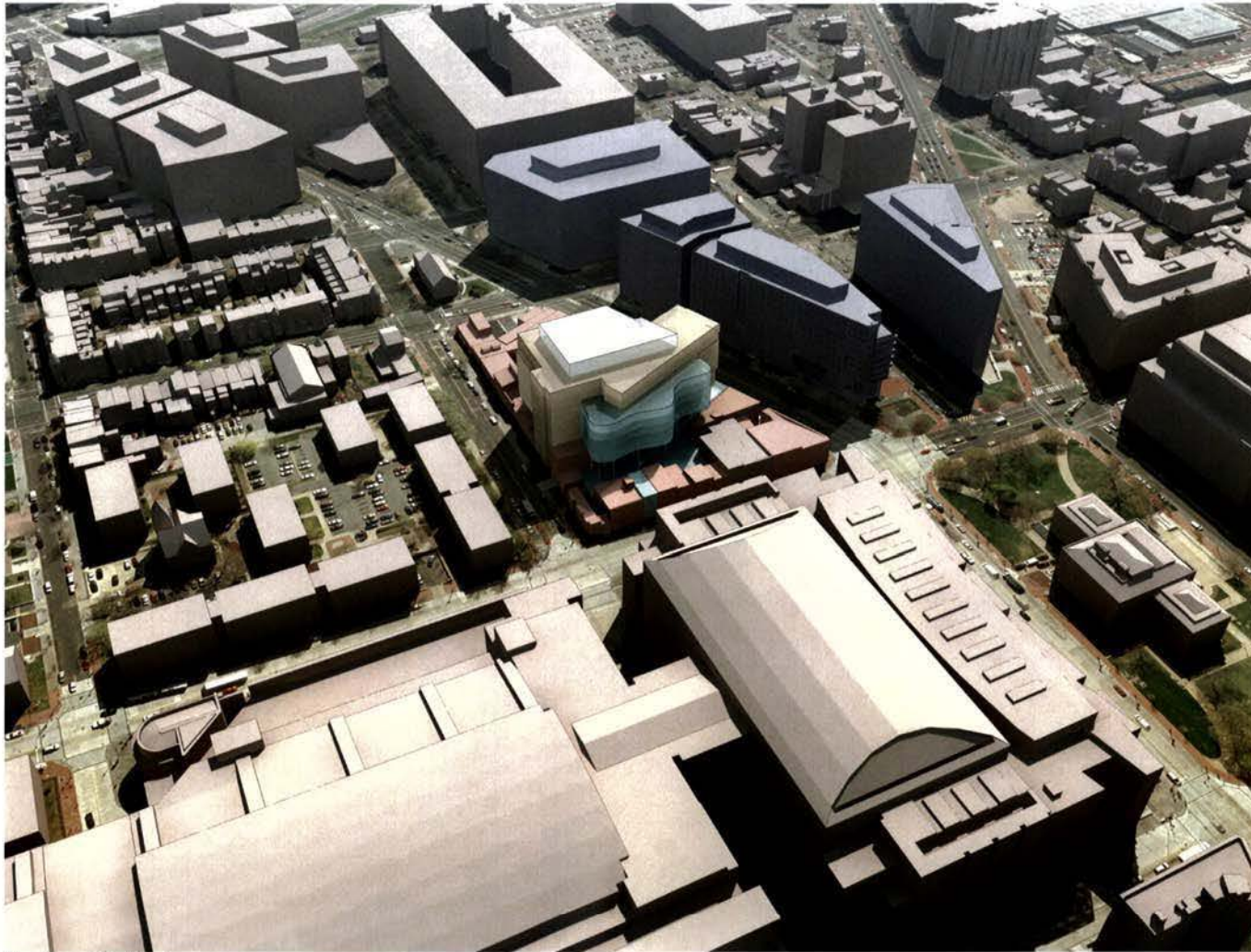
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BUILDING MASSING - AERIAL RENDERING

A17



View Towards Southeast

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BUILDING MASSING - AERIAL RENDERING

A18



View Towards Northeast

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RENDERING - AERIAL A19



View at Corner of New York Ave. and 7th Street



View Along New York Ave. Looking West

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RENDERING - STREET VIEW

A20



Street View along New York Avenue from Southwest



Street View along New York Avenue from Southeast



Aerial View along L Street from Northwest



Street View along 7th Street from North

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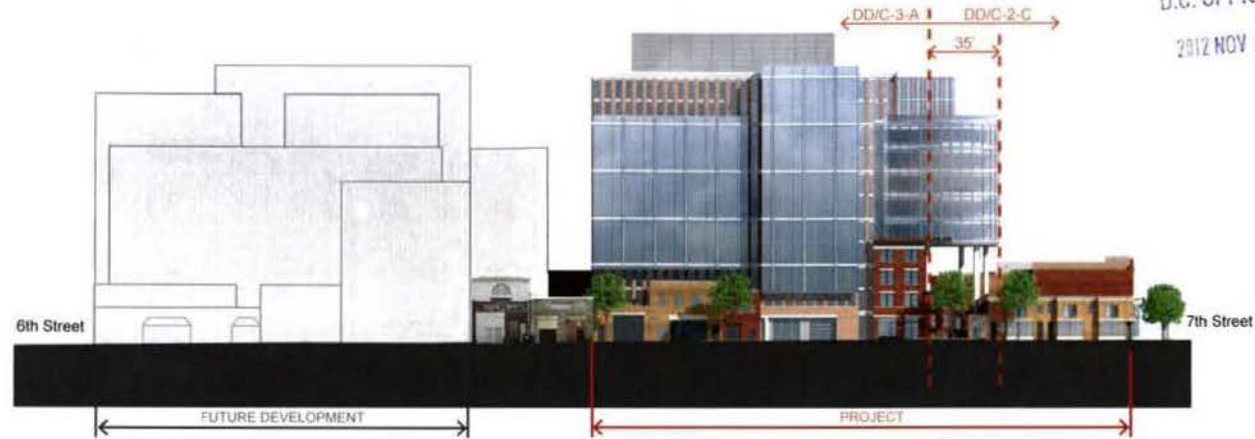
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RENDERINGS A21

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L Street - North Elevation



New York Ave. - South Elevation

NOTES:

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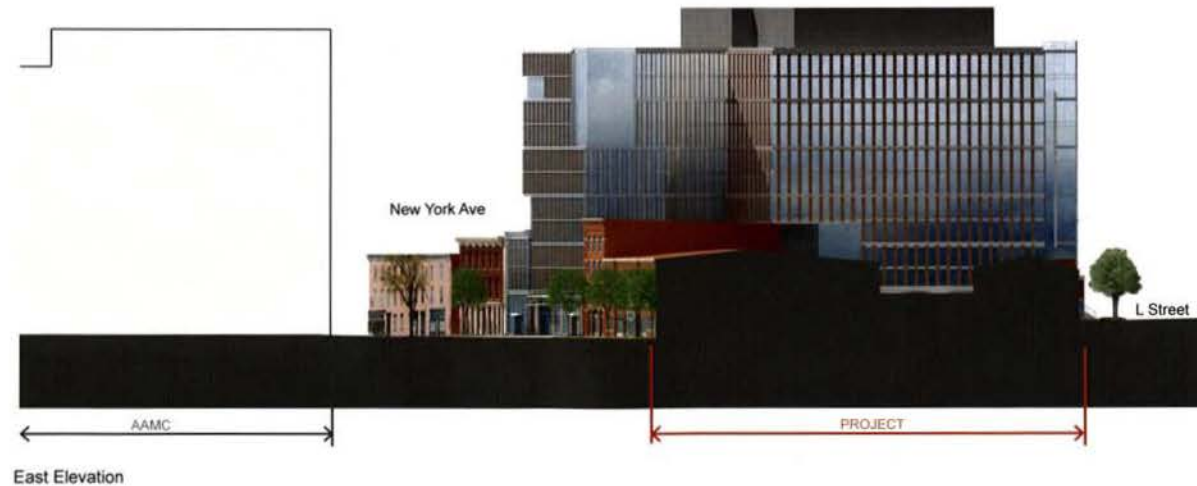
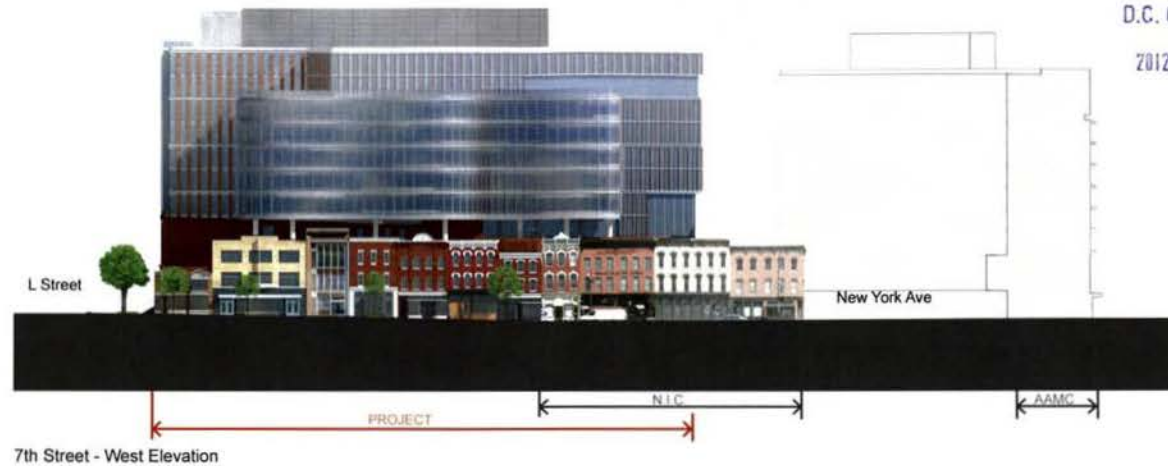
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ELEVATIONS

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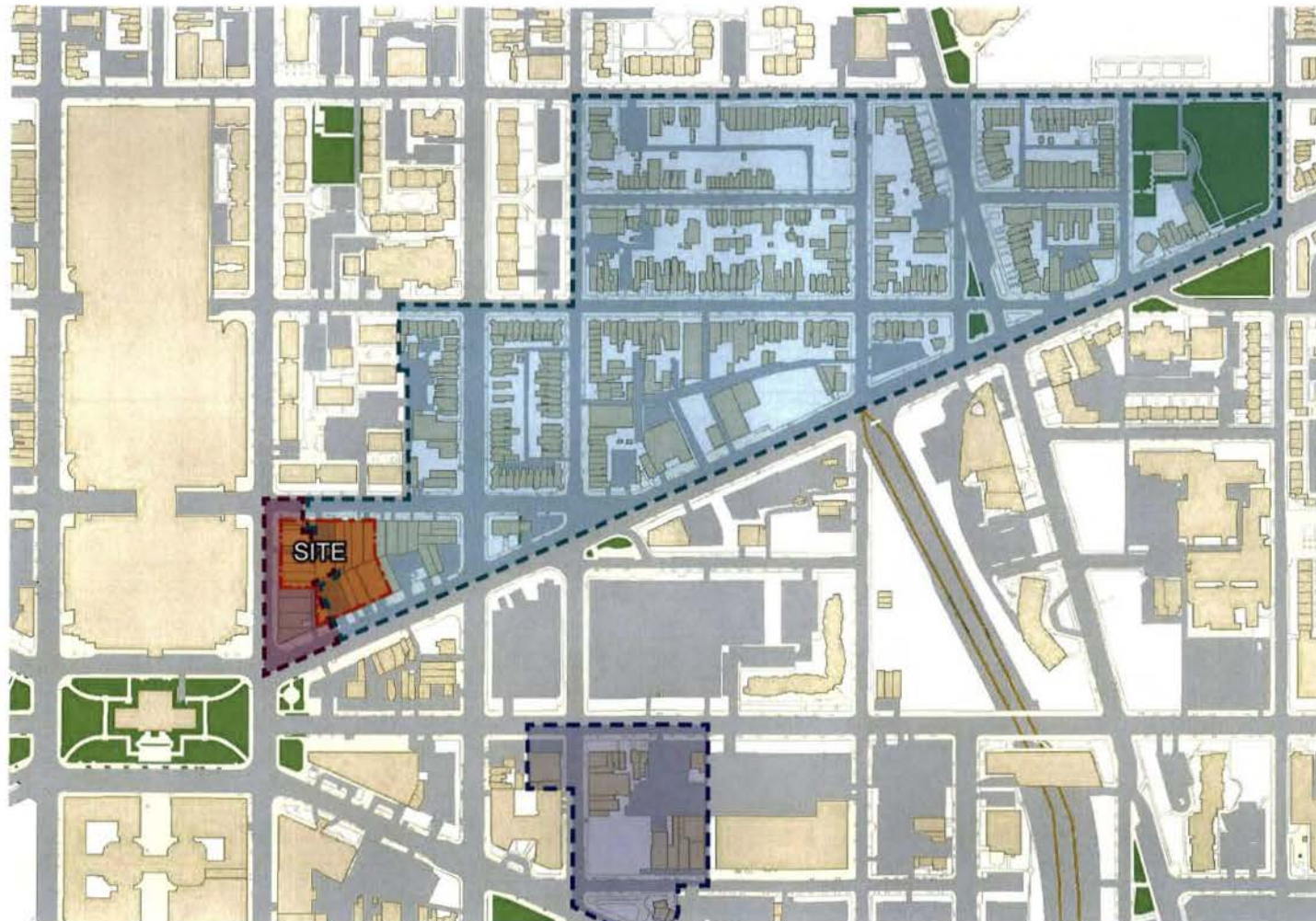
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ELEVATIONS A23

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APPENDIX

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-  EAST SIDE OF 1000 BLOCK
OF SEVENTH STREET, NW
AND 649-651 NEW YORK
AVENUE, NW HISTORIC
DISTRICT
-  MOUNT VERNON SQUARE
HISTORIC DISTRICT
-  MOUNT VERNON TRIANGLE
HISTORIC DISTRICT

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HISTORY DISTRICT A24

Lot 810 - 1035 7th Street NW

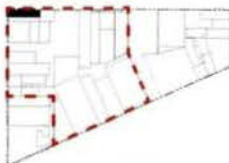
Year of Construction: 1914

Owner: J.R. Sherwood
Architect: Macneil & Macneil
Builder: R.P. Whitney Company

Building Description: This two-story brick building was originally designed for use as a store and apartments. It is one bay wide at 7th Street and six-bays wide at L Street. The facade features a galvanized sheet metal cornice with dentils. Significant portions of the party wall and the ground floor have collapsed.

Preservation Status: The building is a contributing element to the Mount Vernon Square Historic District (DC designation 9/7/1999, NR listing 9/3/1999) and is also designated as part of the East Side of the 1000 Block of Seventh Street, NW (DC designation 11/21/1978, NR listing 2/2/1984).

Proposed Preservation Plan: The building will occupy its original location on 7th St. The facade will be restored and the interior will be renovated. The entire building will be retail. All above grade levels will connect to the new construction.



Lot 809 - 1033 7th Street NW

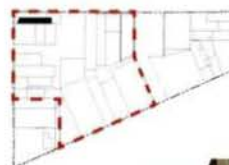
Year of Construction: 1862

Owner: Mary C. Santer

Building Description: This building was a two-story, one bay wide brick building with a steel and glass storefront at the first level. Roth & Eberly, saddlers and harness makers occupied the building from 1875 through the early twentieth century. The building currently has no roof, ground floor, or 2nd floor and significant portions of the party walls and rear exterior wall have collapsed. The building retains only portions of the front upper facade.

Preservation Status: The building is a contributing element to the Mount Vernon Square Historic District (DC designation 9/7/1999, NR listing 9/3/1999) and is also designated as part of the East Side of the 1000 Block of Seventh Street, NW (DC designation 11/21/1978, NR listing 2/2/1984).

Proposed Preservation Plan: The building will occupy its original location on 7th St. The upper facade will be restored and storefront rebuilt. The interior will be reconstructed. The entire building will be retail. All above grade levels will connect to the new construction.



Lot 808 - 1027-1031 7th Street NW

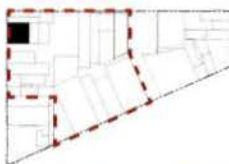
Year of Construction: 1938

Owner: Walker Thomas Furniture Company
Architect: David L. Stern

Building Description: This yellow brick and concrete building was constructed for the Walker Thomas Furniture Store. The facade features black brick at the lintels and roof parapet. The first story storefront originally was faced with black glass panels. The building massing steps down from three stories at the street to two stories and to one story at the rear.

Preservation Status: The building is a contributing element to the Mount Vernon Square Historic District (DC designation 9/7/1999, NR listing 9/3/1999) and is also designated as part of the East Side of the 1000 Block of Seventh Street, NW (DC designation 11/21/1978, NR listing 2/2/1984).

Proposed Preservation Plan: The building will occupy its original location on 7th St. The facade will be restored and the interior will be renovated. The rear one-story portion will be demolished. The basement thru 1st levels will be retail. The 2nd and 3rd levels will be office. All above grade levels will connect to the new construction.



Lot 806 - 1023 7th Street NW

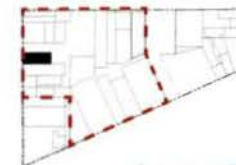
Year of Construction: 1872

Owner: Samuel J. Diggs

Building Description: This three-story brick building is laid in stretcher bond. Most of the original architectural ornament has been stripped from the facade. The interior of the building has been extensively rebuilt. The rear wall has been removed.

Preservation Status: The building is a contributing element to the Mount Vernon Square Historic District (DC designation 9/7/1999, NR listing 9/3/1999) and is also designated as part of the East Side of the 1000 Block of Seventh Street, NW (DC designation 11/21/1978, NR listing 2/2/1984).

Proposed Preservation Plan: The building will occupy its original location on 7th street. The facade will be rehabilitated. Existing window hoods at the second floor will be replicated at the third floor and a cornice will be added. The first floor and basement will be retail and the upper floors office. The interior will be connected to the proposed new construction.



Lot 34 1021 7th St NW

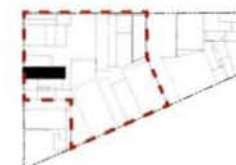
Year of Construction: 1872

Owner: Guss Gesler

Building Description: The three-story, four bay wide brick building features extensive use of pressed brick in varying patterns and a corbelled brick cornice. Remodeled in 1890 for Henry Ruppert, the facade features metal roof coping and a panel bearing the second owner's name and the year of the remodeling. Portions of the existing storefront date to the 1890 remodeling with recent alterations including the relocation of the front door and new windows added in 2003. Two additions have been made to the back of the building, a three-story center portion and a one-story rear addition, filling in almost the entire lot.

Preservation Status: The building is a contributing element to the Mount Vernon Square Historic District (DC designation 9/7/1999, NR listing 9/3/1999) and is also designated as part of the East Side of the 1000 Block of Seventh Street, NW (DC designation 11/21/1978, NR listing 2/2/1984).

Proposed Preservation Plan: The building will occupy its original location on 7th St. The facade will be restored and the interior will be renovated. Both rear additions will be demolished. The basement thru 1st levels will be retail. The 2nd and 3rd levels will be office. All above grade levels will connect to the new construction.



Lot 805 1019 7th St NW

Year of Construction: 1877

Owner: Frank Ochsewelter

Building Description: The three-story, four bay wide brick building was originally designed as a dwelling. The molded cornice with large modillions above the first story and the scalloped, paneled frieze topped with a bracketed cornice and modillions that crowns the facade are original. The original main entrance with double doors and transom is intact. The store entrance and show windows are not original. The upper level double hung wood windows with hood moldings for lintels are original. A two-story brick addition was added to the rear of the building in 1885.

Preservation Status: The building is a contributing element to the Mount Vernon Square Historic District (DC designation 9/7/1999, NR listing 9/3/1999) and is also designated as part of the East Side of the 1000 Block of Seventh Street, NW (DC designation 11/21/1978, NR listing 2/2/1984).

Proposed Preservation Plan: The building will occupy its original location on 7th St. The facade will be restored and the interior will be renovated. The projecting storefront will be rebuilt. The rear addition will be demolished. The ground level will be retail. The 2nd and 3rd levels will be office. All above grade levels will connect to the new construction.



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HISTORIC BUILDINGS ON 7TH STREET, NW

A25

Lot 21 1017 7th St NW

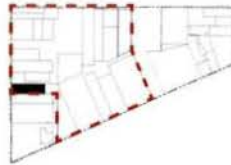
Year of Construction: 1879

Owner: William Bartholomae

Building Description: The three-story, three bay wide brick building was modestly designed in the Italianate style. The storefront has been significantly modified. The upper story windows retain projecting cast iron lintels and sills. The facade is capped with a modest wooden frieze with a dentil band and a bracketed cornice with modillions. In 1907 an addition was constructed at the rear. The Ruppert Real Estate Company has occupied the building since 1954. In 1992 a one-story addition was added to the rear of the building.

Preservation Status: The building is a contributing element to the Mount Vernon Square Historic District (DC designation 9/7/1999, NR listing 9/3/1999) and is also designated as part of the East Side of the 1000 Block of Seventh Street, NW (DC designation 11/21/1978, NR listing 2/2/1984).

Proposed Preservation Plan: The building will occupy its original location on 7th St. The facade will be restored and the interior will be renovated. Both additions to the rear of the building will be demolished. The ground level will be retail. The 2nd and 3rd levels will be office. All above grade levels will connect to the new construction.



Lot 40 (22, 23) - 649 New York Ave

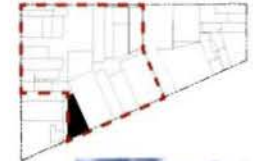
Year of Construction: 1874

Owner: George M. Baker

Building Description: This three-story building, originally constructed for the George M. Barker Lumber Company, was constructed in an Italianate design which has been retained to date. The first floor is divided into eight bays, while the upper floors are divided into six bays.

Preservation Status: The building is a contributing element to the Mount Vernon Square Historic District (DC designation 9/7/1999, NR listing 9/3/1999) and is also designated as part of the East Side of the 1000 Block of Seventh Street, NW (DC designation 11/21/1978, NR listing 2/2/1984).

Proposed Preservation Plan: The building will occupy its original location on New York Avenue. The facade will be restored and the interior will be renovated.



Lot 804 - 639 New York Ave NW

Year of Construction: 1891

Owner: James G. Bowen

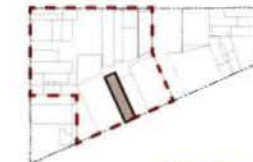
Architect: Charles Cole

Builder: J.L. Schaeffert

Building Description: Originally constructed as a carriage warehouse, this brick building features ornamental brickwork including segmental arch brick lintels at the third floor and round arch brick lintels at the fourth floor. A corbelled brick frieze and metal cornice adorn the top of the building.

Preservation Status: The building is a contributing element to the Mount Vernon Square Historic District (DC designation 9/7/1999, NR listing 9/3/1999).

Proposed Preservation Plan: The building will be moved 34'-0" to the east. The New York Ave facade will be restored and the interior will be connected to the proposed new construction.



Lot 4 - 621-625 New York Ave NW

Year of Construction: 1886

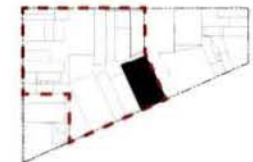
Owner: James G. Bowen

Architect: Charles Cole

Building Description: This three-story, five bay brick and concrete building was constructed as a livery. The facade was originally symmetrical with projecting center and end bays. The building is finished with a corbelled brick cornice. Several window and door openings have been altered.

Preservation Status: The building is a contributing element to the Mount Vernon Square Historic District (DC designation 9/7/1999, NR listing 9/3/1999).

Proposed Preservation Plan: The building will occupy its original location. The facade will be restored with modifications to the retail level. The ground floor will be retail with access to the new construction. The 2nd and 3rd levels will be office with access to the new construction.



Lot 811 - 638 1/2 L Street NW

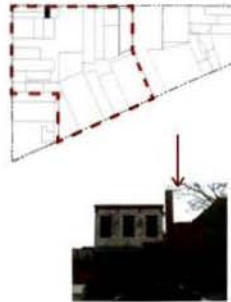
Year of Construction: 1923

Owner: Louis Divouity
Architect: William Fowler
Builder: William Fowler Construction Company

Building Description: This one-story, one bay wide brick building was originally constructed as a store. The building collapsed in the earthquake of 2011.

Preservation Status: The building was a contributing element to the Mount Vernon Square Historic District (DC designation 9/7/1999, NR listing 9/3/1999).

Proposed Preservation Plan: The building will not be rebuilt.



Lot 811 - 638 L Street NW

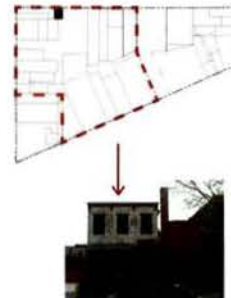
Year of Construction: 1850

Owner: Mrs. M. Newman (1888)

Building Description: This two-story, three bay wide brick building was originally constructed as a dwelling. The building is currently braced due to significant damage in the earthquake of 2011.

Preservation Status: The building is a contributing element to the Mount Vernon Square Historic District (DC designation 9/7/1999, NR listing 9/3/1999).

Proposed Preservation Plan: The building will occupy its original location on L Street. The facade will be restored/rebuilt after detailed structural evaluation. The entire building will be retail. All above grade levels will connect to the new construction.



Lot 33 - 632 L Street NW

Year of Construction: 1907

Owner: James G. Bowen
Builder: Samuel Edmonton

Building Description: This four-story warehouse building features a brick facade with Indiana stone lintels, sills, and stringcourses and a metal cornice. The rear wall is in very poor condition.

Preservation Status: The building is a contributing element to the Mount Vernon Square Historic District (DC designation 9/7/1999, NR listing 9/3/1999).

Proposed Preservation Plan: The building will be moved approximately 53'-6" to the west. The L Street facade will be restored and the interior will be connected to the proposed new construction via new openings in the masonry walls. The ground floor will be retail and upper floors will be office.



Lot 815 - 630 L Street NW

Year of Construction: 1919

Owner: G.D.P. Bailey
Architect: J.H. Hoffman

Building Description: This two-story brick building was originally constructed as a warehouse and storage space. The facade features brick sills, segmental arch lintels, and a brick stringcourse directly below a molded metal cornice. The building was later converted to a garage and warehouse. Currently there is no roof on approximately 85% of the building and no floor or partitions remain on the interior of the building.

Preservation Status: The building is a contributing element to the Mount Vernon Square Historic District (DC designation 9/7/1999, NR listing 9/3/1999).

Proposed Preservation Plan: The facade of the building will remain in its original location on L Street and will be restored.

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Lot 816 - 626-628 L Street NW

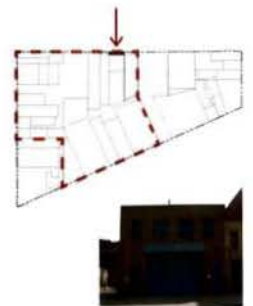
Year of Construction: 1941

Owner/Builder: Martin and Boyd Springworks, Inc.
Architect: A.J. Atkinson

Building Description: A two-bay garage entrance is located at the center of the first floor of this two-story brick shop/warehouse building. The facade features brick sills, flat arch lintels and multi-light metal casement windows at the second level.

Preservation Status: The building is a contributing element to the Mount Vernon Square Historic District (DC designation 9/7/1999, NR listing 9/3/1999).

Proposed Preservation Plan: The facade and approx. the northern structural bay (approx 20') of the building will remain in its original location on L Street and will be restored. The remainder of the building will be demolished.



Lots 817, 818 - 622-624 L Street NW

Year of Construction: 1931

Owner: S.M. Boyd
Architect/Builder: G. Fitch Gardner

Building Description: This building was originally designed as a shop for Boyd Springworks. The multi-colored brick facade features flat arch lintels above the window and main entrance. The L Street facade wall and the party walls are the only remaining portions of the original 1931 building. Currently there is no roof on approximately 80% of the building.

Preservation Status: The building is a contributing element to the Mount Vernon Square Historic District (DC designation 9/7/1999, NR listing 9/3/1999).

Proposed Preservation Plan: The facade of the building will remain in its original location on L Street and will be restored.

