

1785 MASSACHUSETTS AVENUE

WASHINGTON, DC

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Area Tabulation

	Gross Floor Area
Penthouse	2,000
Floor 5	11,818.00
Floor 4	11,953.00
Floor 3	11,953.00
Floor 2	11,953.00
Floor 1	12,541.00
Total	62,218.00

Lot Area, Record	13,031.62
GFA, Zoning Allowable	45,610.67
GFA, Existing	58,071.00
GFA, Proposed	62,218.00

	Allowable	Existing	Proposed
Zone	DC/SP-2		
Height	90'	85.3'	98.3'
FAR, office	3.5	4.46	4.77
Lot Coverage, office	100%	90.8%	96.2%
Penthouse Area	4,822	730	4,820

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18605

EXHIBIT NO. 11



1 - View from P Street Looking West



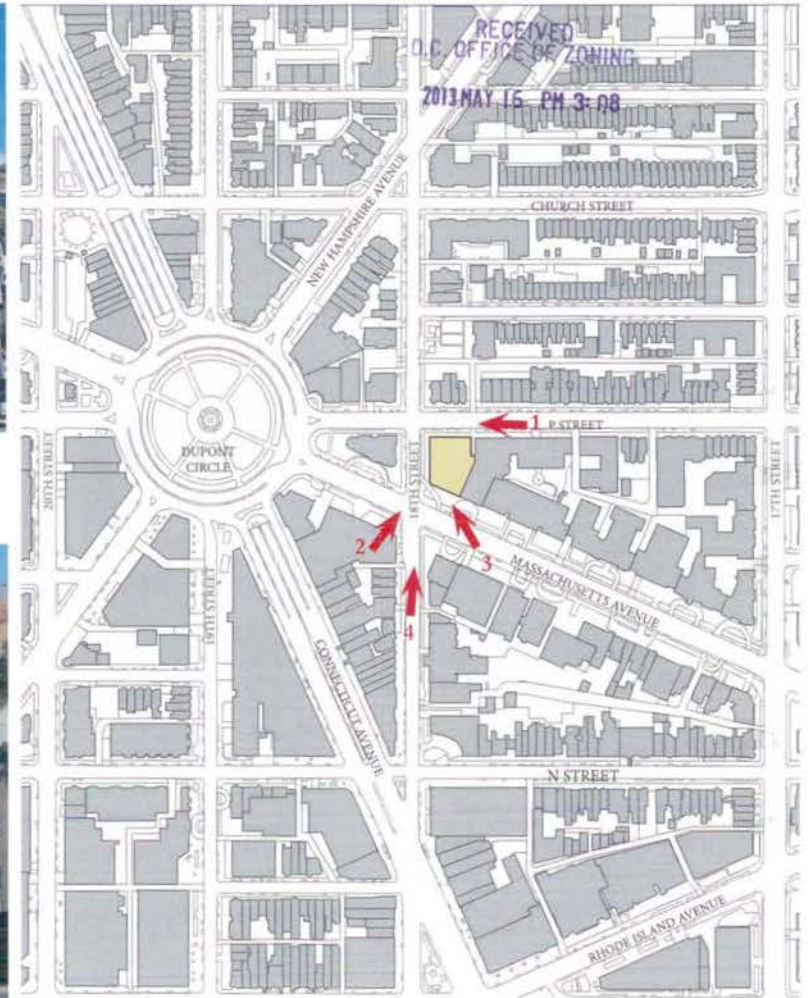
2 - View from 18th and Massachusetts Ave.



3 - View from Massachusetts Ave.



4 - View from 18th Street Looking North



0' 75' 150' 300' N
Vicinity Plan

Designed by Jules H. de Sibour to complement the Beaux-Arts neighborhood, the McCormick Apartments at 1785 Massachusetts Avenue NW was constructed in 1915–1916. The building served as luxury apartments to several distinguished residents including Andrew W. Mellon during the time he served as Secretary of the Treasury (1921–1933) and while developing the National Gallery of Art (1933–1937). By 1941, the residents moved out of the building and it was converted to office use – first for the British Purchasing Commission and most recently as the home of the National Trust for Historic Preservation. The building was listed on the DC Inventory of Historic Sites in 1964, the National Register for Historic Places in 1973 with a National Historic Landmark designation in 1976.

The building, which will continue to be used as an office building, will be renovated beginning in the fall of 2013. The exterior will remain unchanged except for minor additions noted below. The main stair and the perimeter rooms on every floor will remain intact as will most of the interior corridors. Interior areas that have already been altered will be modified for new elevators, mechanical spaces, and restrooms.

The National Trust for Historic Preservation (NTHP) will retain a perpetual historic easement on the property as part of the transfer. All modifications within the protected area require review and approval of the NTHP.

Proposed exterior rehabilitation work includes:

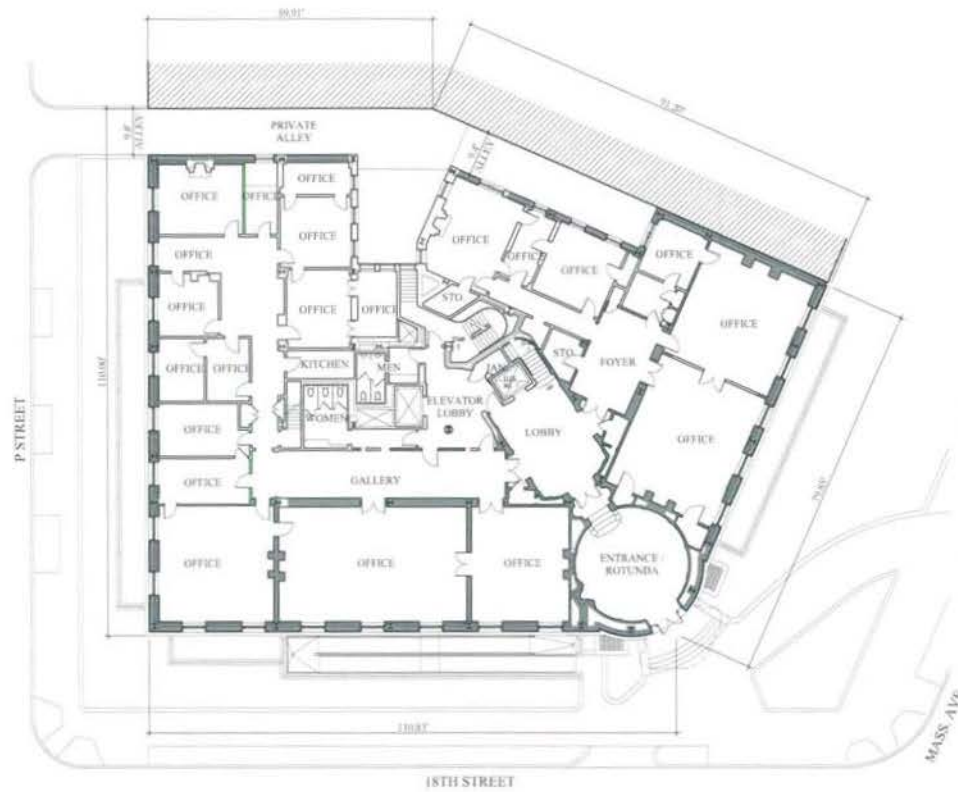
- Masonry cleaning, repointing and repair, window repair and painting and ornamental metal repair and painting;
- New accessible entrance on P Street including new granite stair, metal guardrail and lift;
- Metal mesh infill of the historic cast iron railings at areaways.

Proposed exterior modifications include:

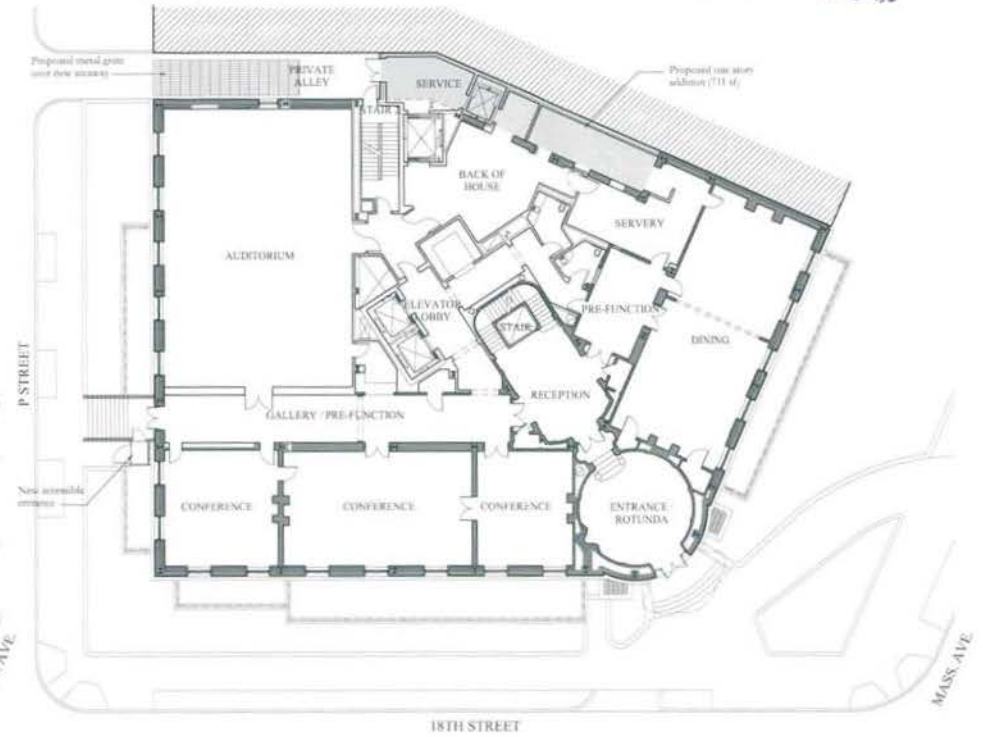
- Infill of notch at private alley for stair and elevators;
- One story addition in private alley;
- Expansion of mechanical penthouse including interior common space; Two-level penthouse will minimize visual impact from DuPont Circle and Massachusetts Ave.;
- Roof terrace with guardrail



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Existing



Proposed

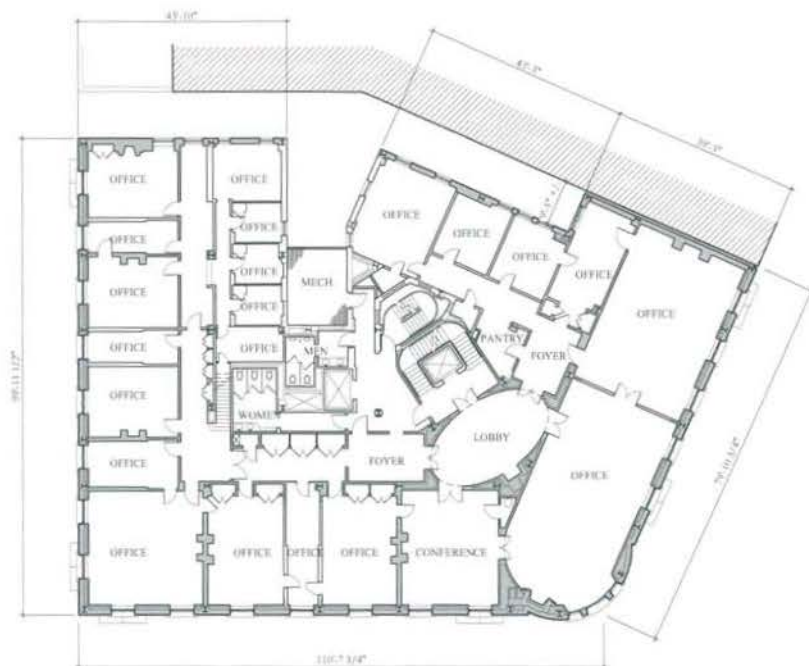


American Enterprise Institute
Hartman-Cox Architects

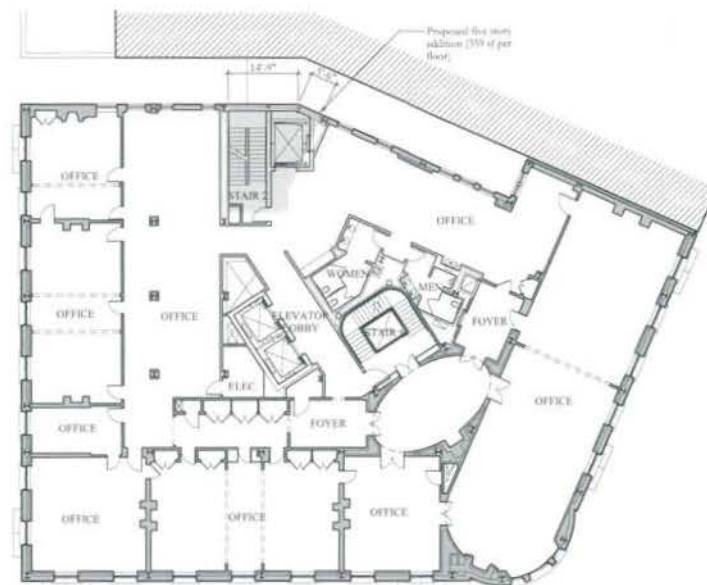
First Floor Plan
1785 Massachusetts Avenue
Washington, D.C.

5/10/2013

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Existing



Proposed



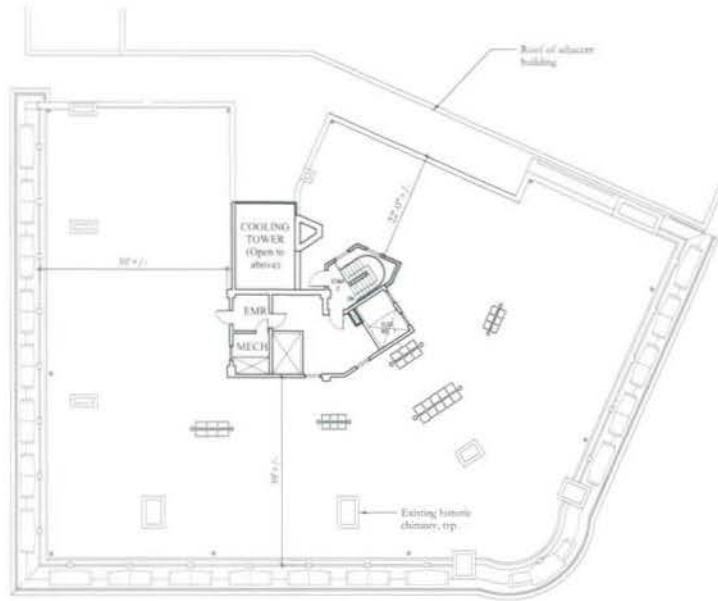
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Typical Floor Plan

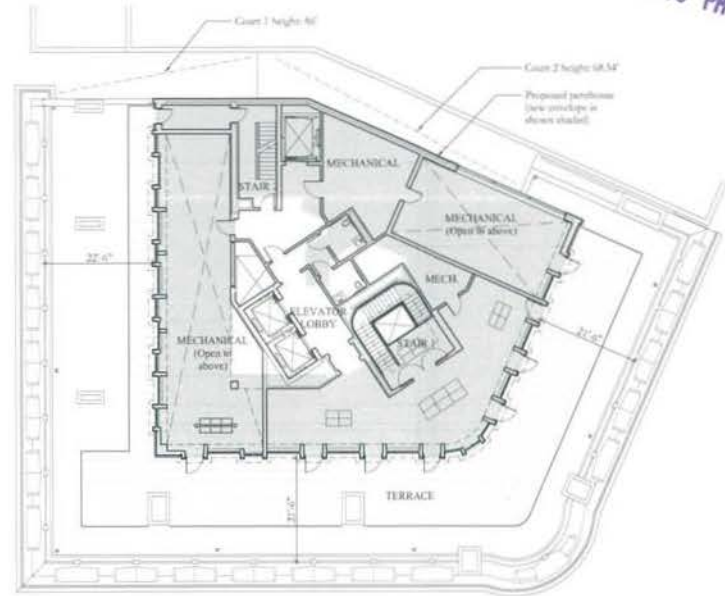
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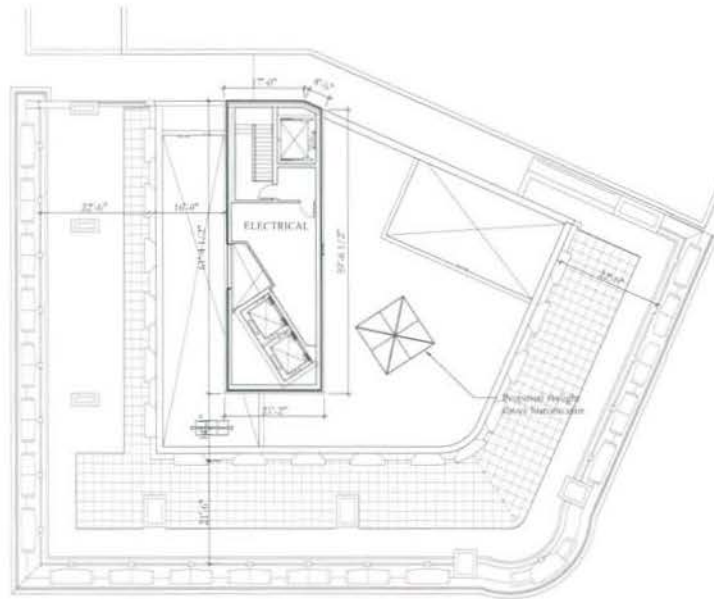


Proposed

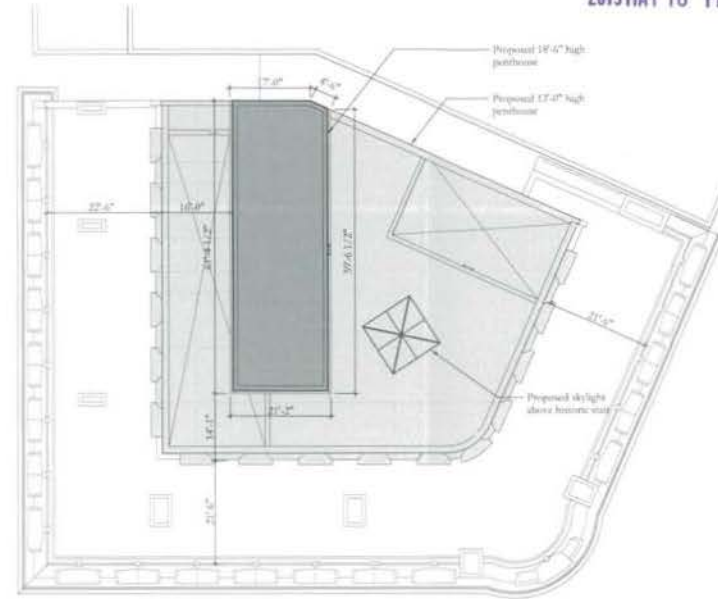


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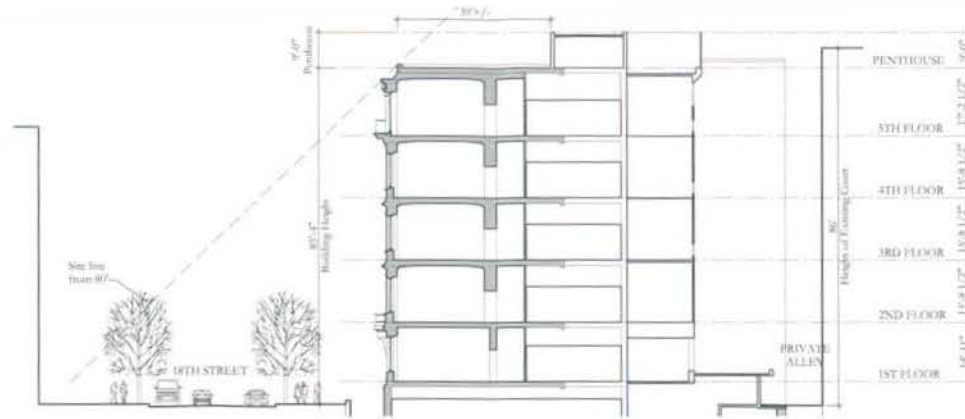
Proposed Upper Penthouse Plan



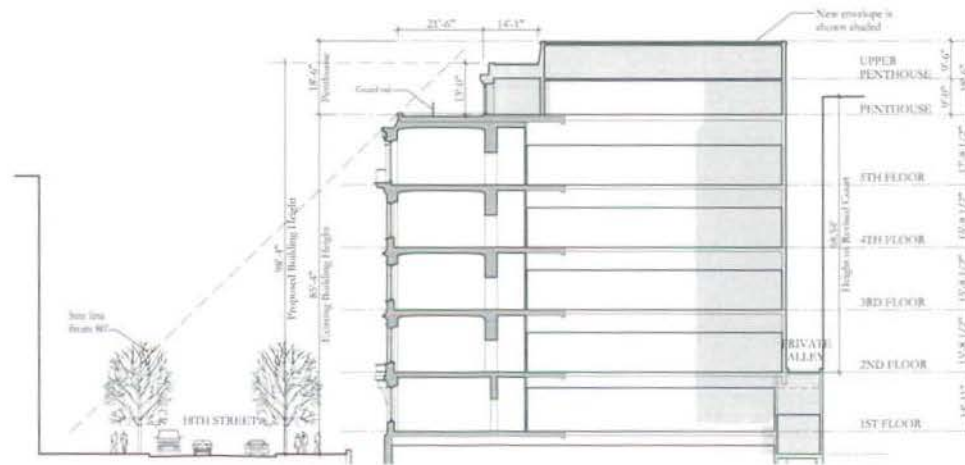
Proposed Roof Plan



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Existing



Proposed



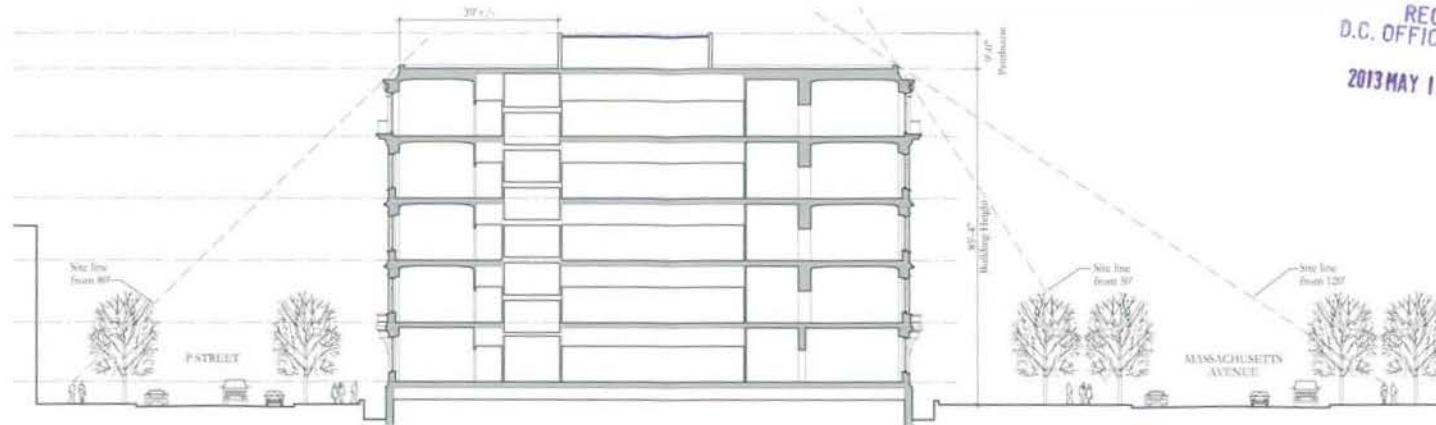
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Building Section at 18th Street

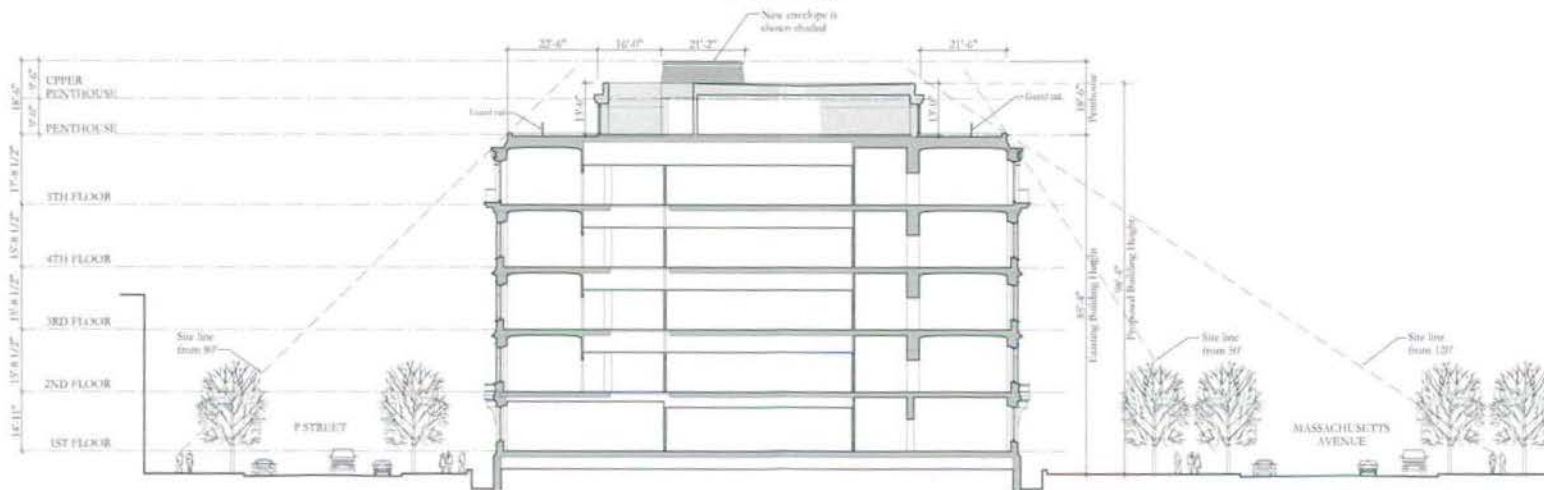
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Existing



Proposed

0' 10' 20' 30'



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Building Section at Massachusetts Avenue and P Street

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Proposed View from 18th and Massachusetts Avenue Looking North - Penthouse Not Visible

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Proposed View from 18th Street Looking South - Penthouse Not Visible

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Proposed View from Massachusetts Avenue Looking West

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Existing View from Dupont Circle

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Proposed View from Dupont Circle

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Existing View from West Side of Dupont Circle



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Proposed View from West Side of Dupont Circle

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