

1785 MASSACHUSETTS AVENUE

WASHINGTON, DC



Area Tabulation

	<u>Gross Floor Area</u>
Penthouse	1,440
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	61,658.00

Lot Area, Record	13,031.62
GFA, Zoning Allowable	45,610.67
GFA, Existing	58,071.00
GFA, Proposed	61,658.00

	<u>Allowable</u>	<u>Existing</u>	<u>Proposed</u>
Zone	DC/SP-2		
Height	90'	85.52'	98.52'
FAR, office	3.5	4.46	4.73
Lot Coverage, office	100%	90.8%	96.2%
Penthouse Area	4,822	730	4820

Board of Zoning Adjustment
District of Columbia
CASE NO.18605
EXHIBIT NO.29A



1 - View from P Street Looking West



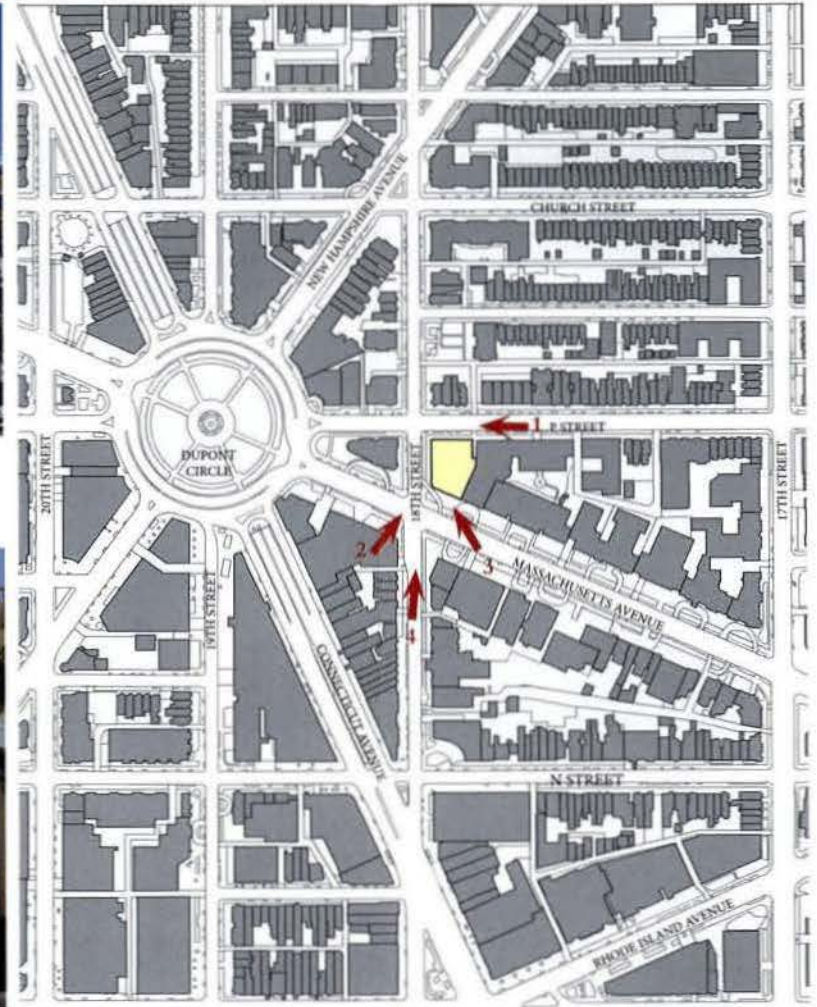
2 - View from 18th and Massachusetts Ave.



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.

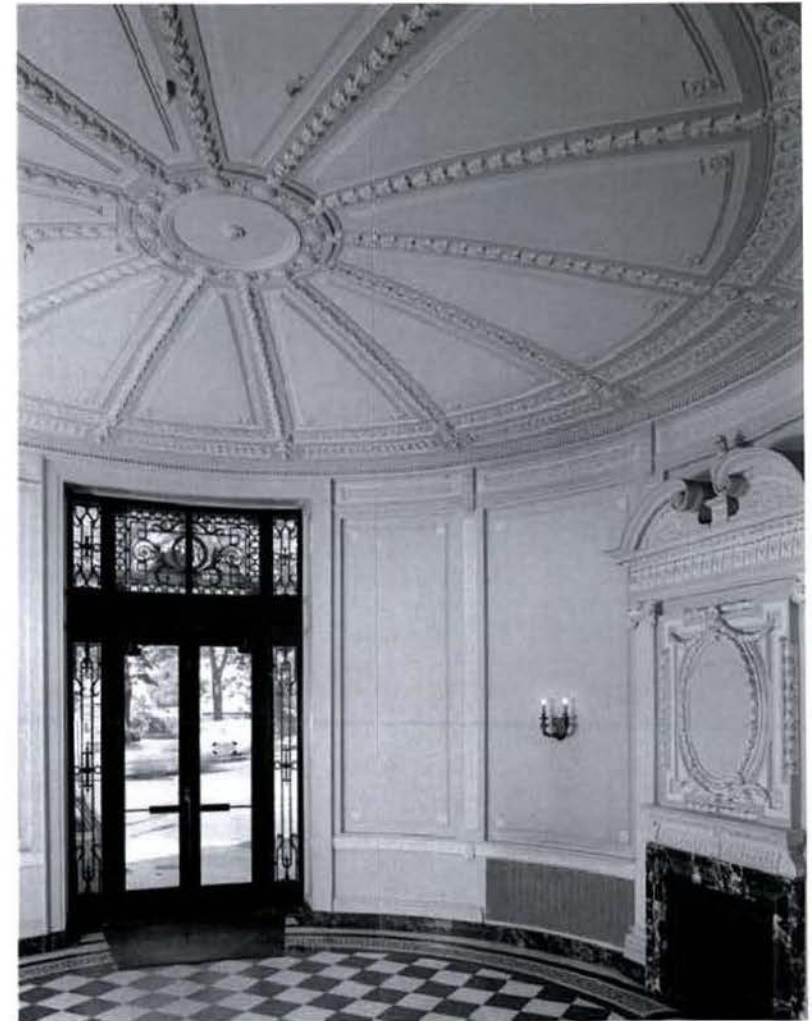
The National Trust for Historic Preservation (NTHP) will retain a perpetual historic easement on the property as part of the transfer. All modifications within the protected area require review and approval of the NTHP.

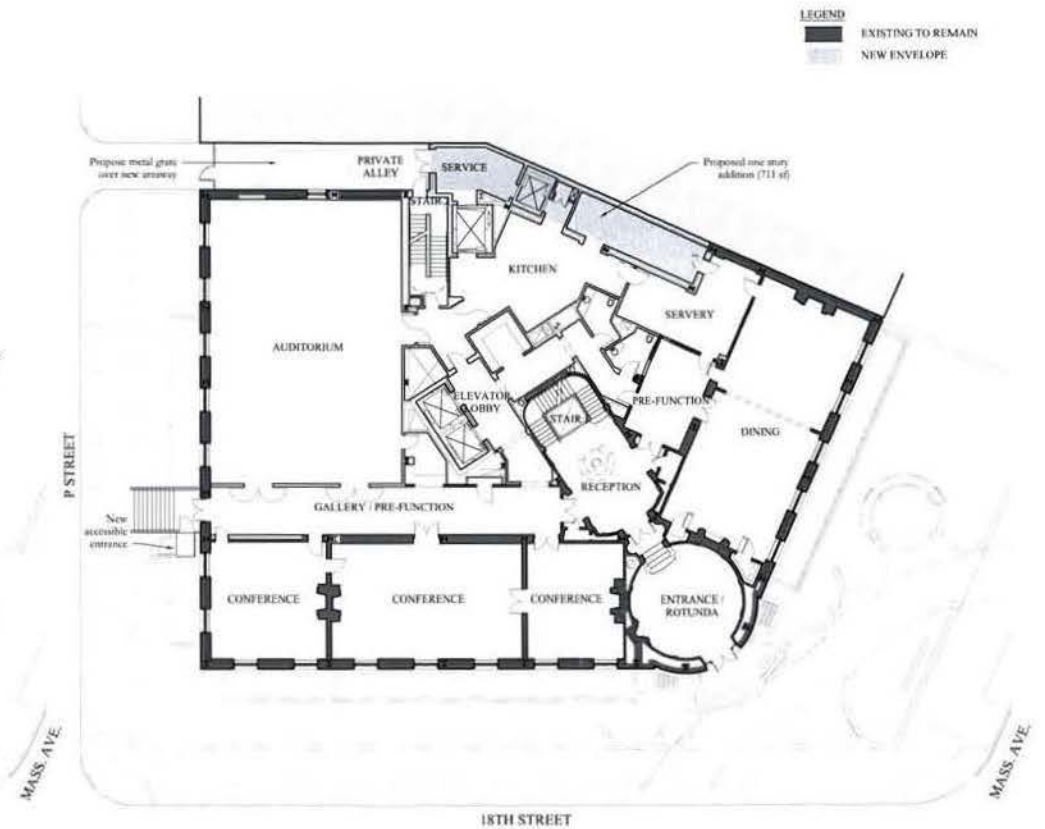
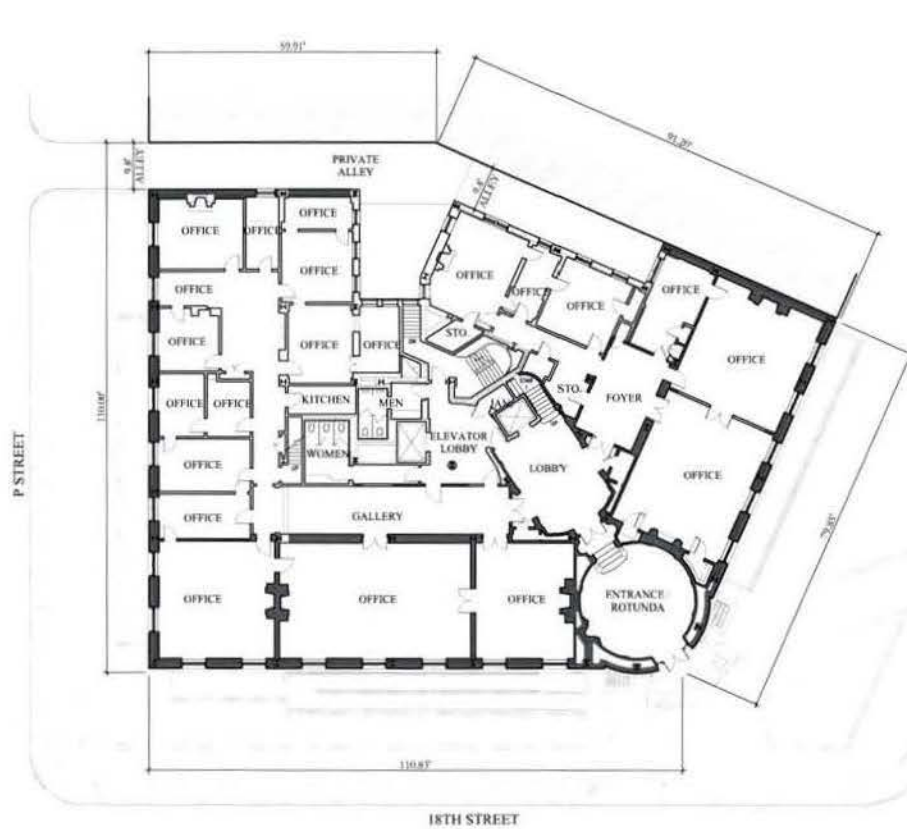
Proposed exterior rehabilitation work includes:

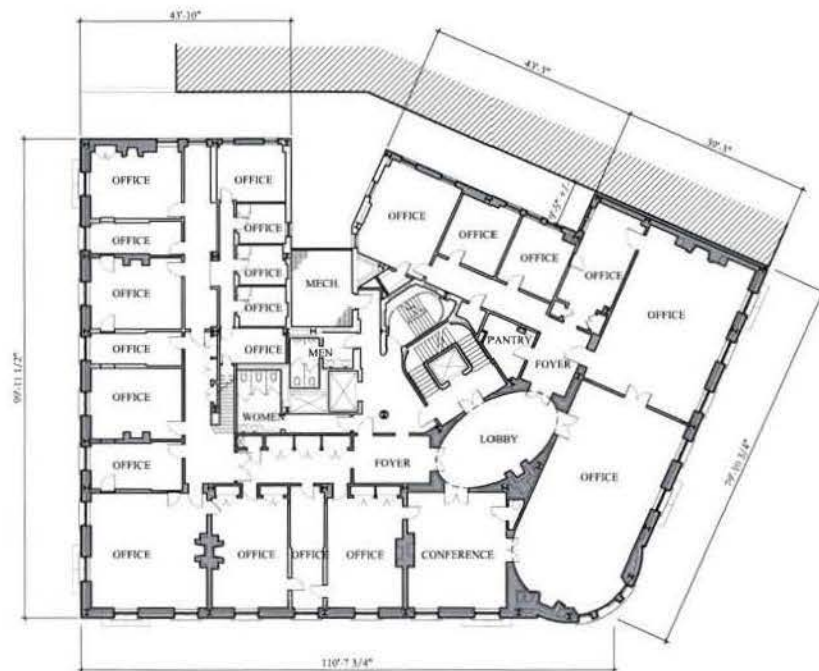
- Masonry cleaning, repointing and repair, window repair and painting and ornamental metal repair and painting;
- New accessible entrance on P Street including new granite stair, metal guardrail and lift;
- Metal mesh infill of the historic cast iron railings at areaways.

Proposed exterior modifications include:

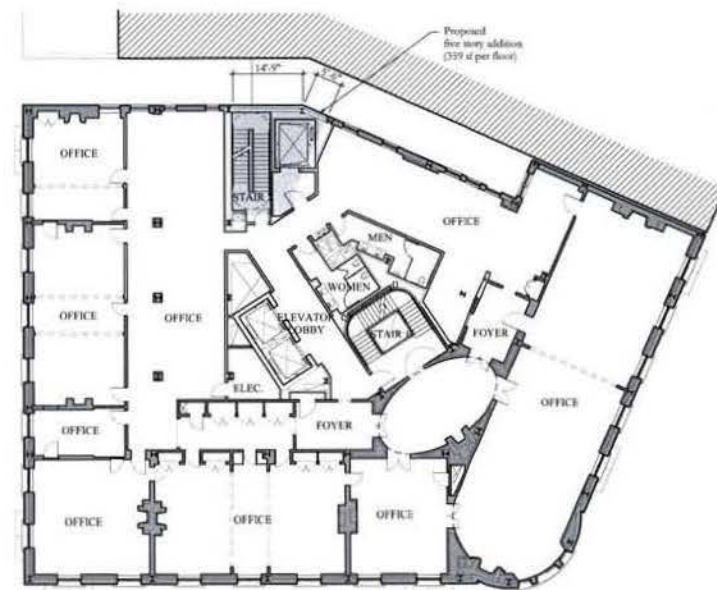
- Infill of notch at private alley for stair and elevators;
- One story addition in private alley;
- Expansion of mechanical penthouse including interior common space; Two-level penthouse will minimize visual impact from DuPont Circle and Massachusetts Ave.;
- Roof terrace with guardrail







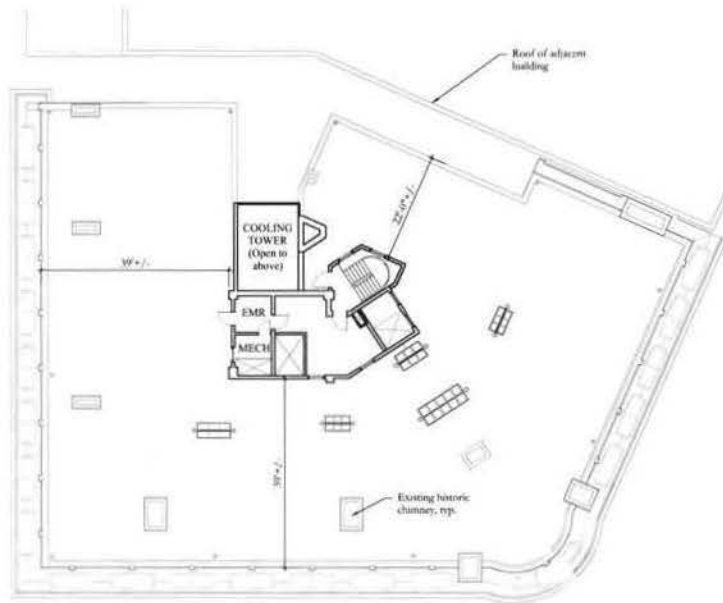
Existing



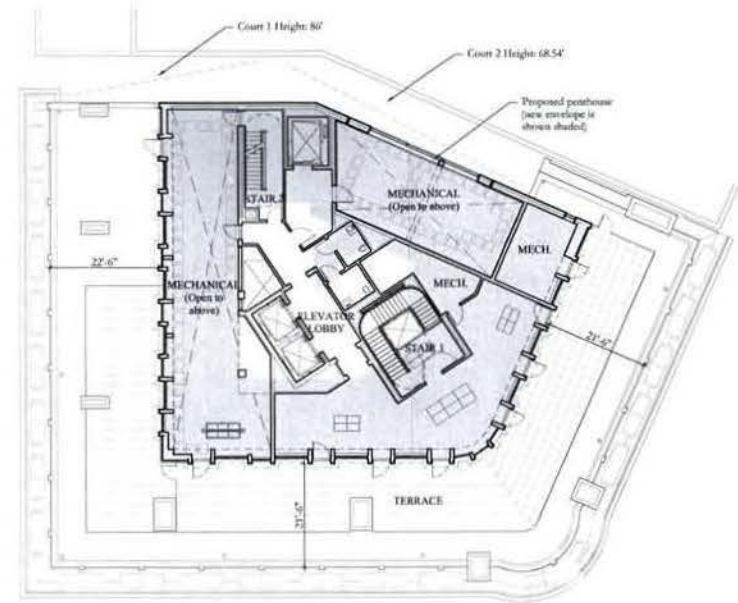
Proposed

LEGEND
 EXISTING TO REMAIN
 NEW ENVELOPE

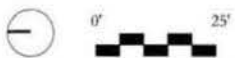


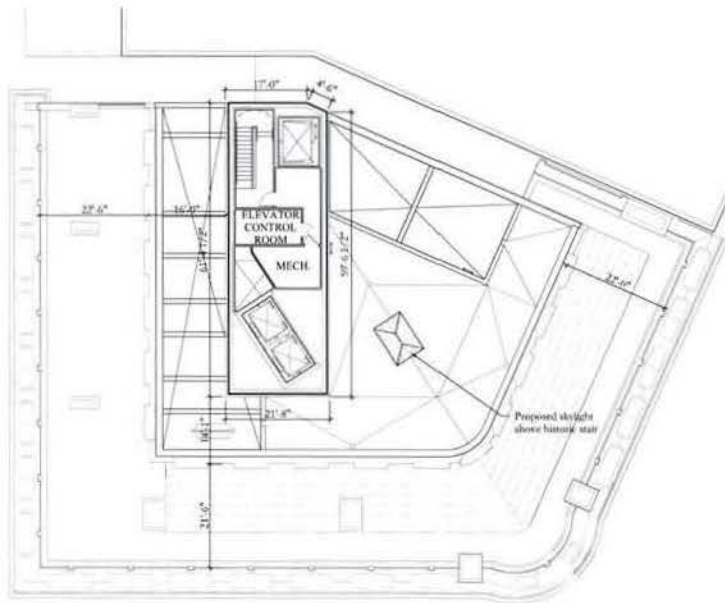


Existing

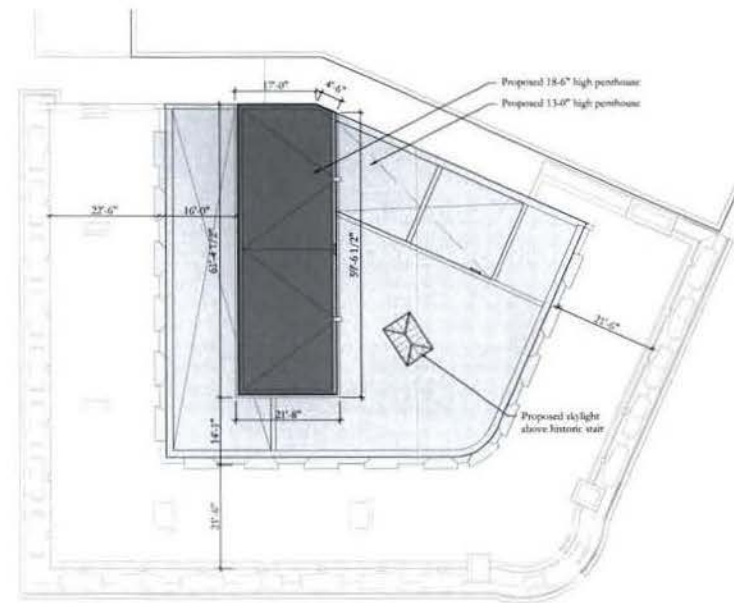


Proposed



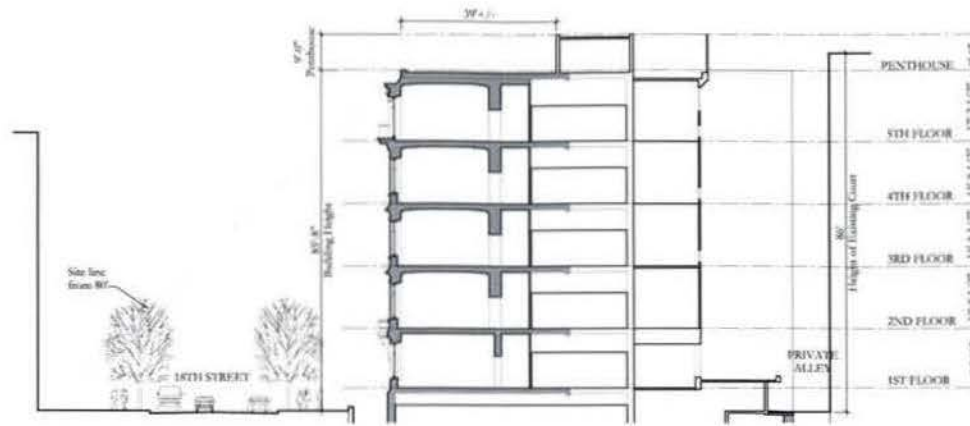


Proposed Upper Penthouse Plan

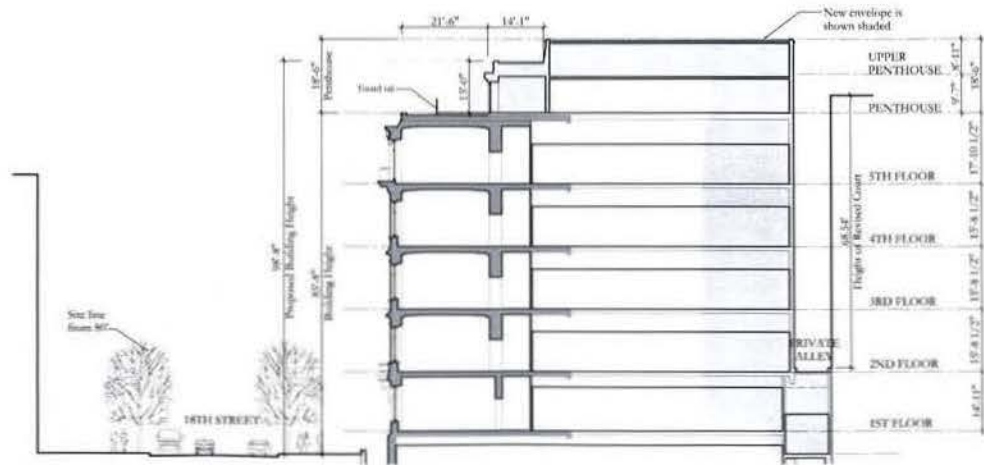


Proposed Roof Plan



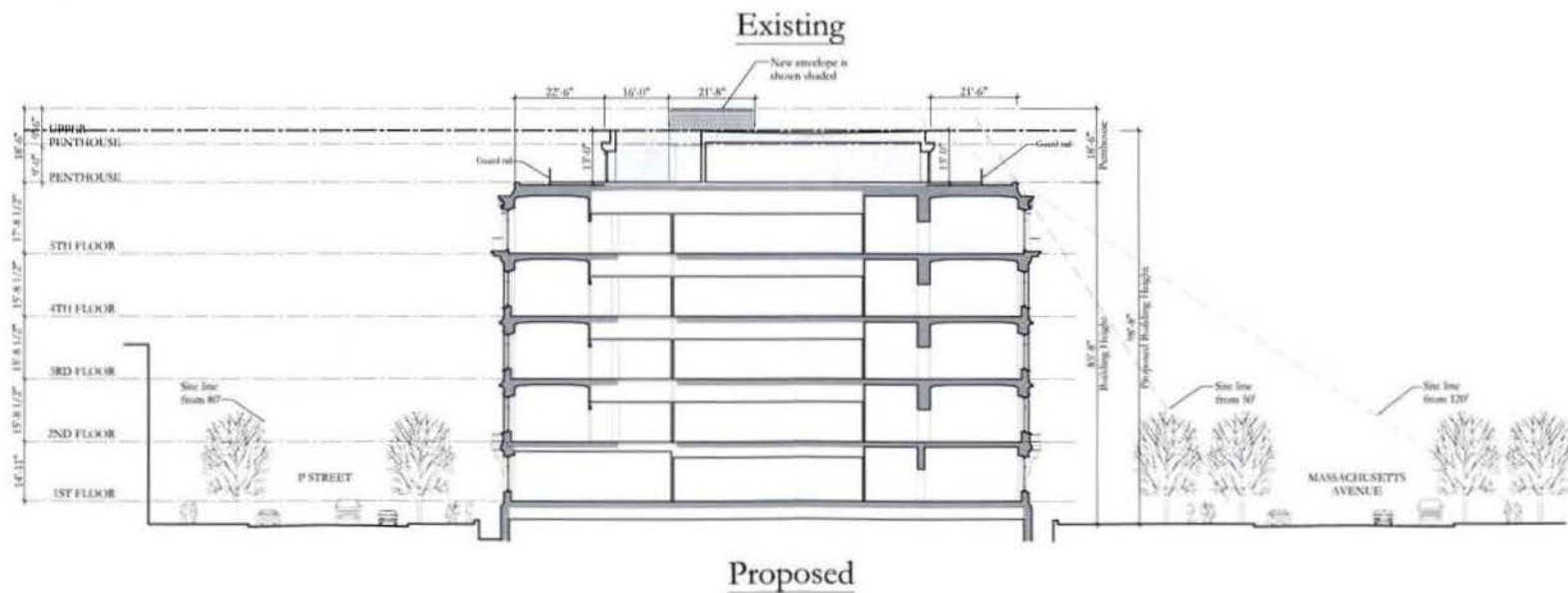
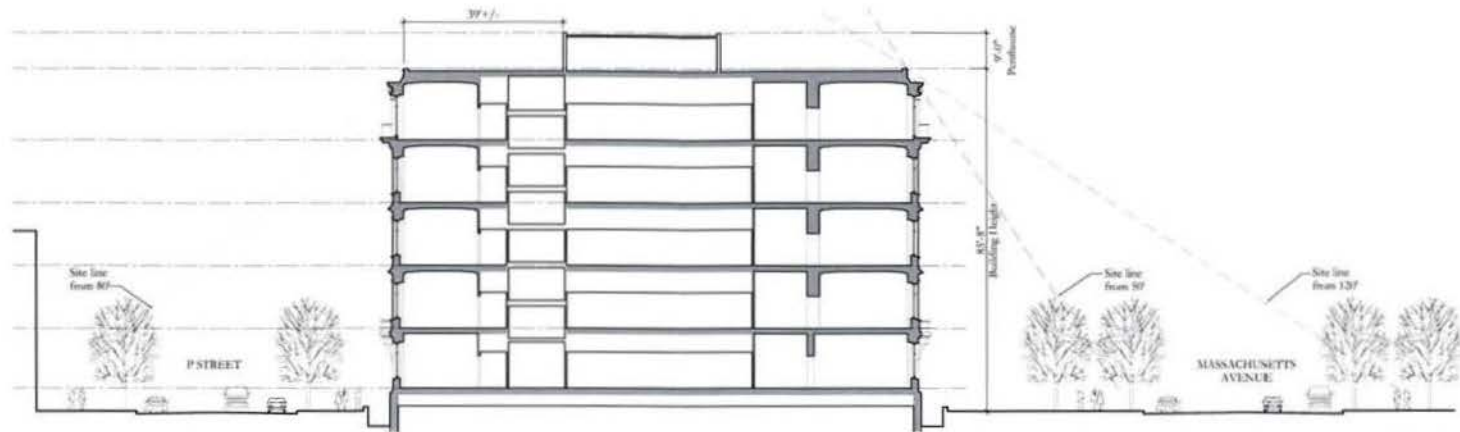


Existing



Proposed





Building Section at Massachusetts Avenue and P Street

American Enterprise Institute
Hartman-Cox Architects

1785 Massachusetts Avenue
Washington, D.C.

8/30/2013



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

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Hartman-Cox Architects

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Washington, D.C.

8/30/2013



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

American Enterprise Institute
Hartman-Cox Architects

1785 Massachusetts Avenue
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8/30/2013

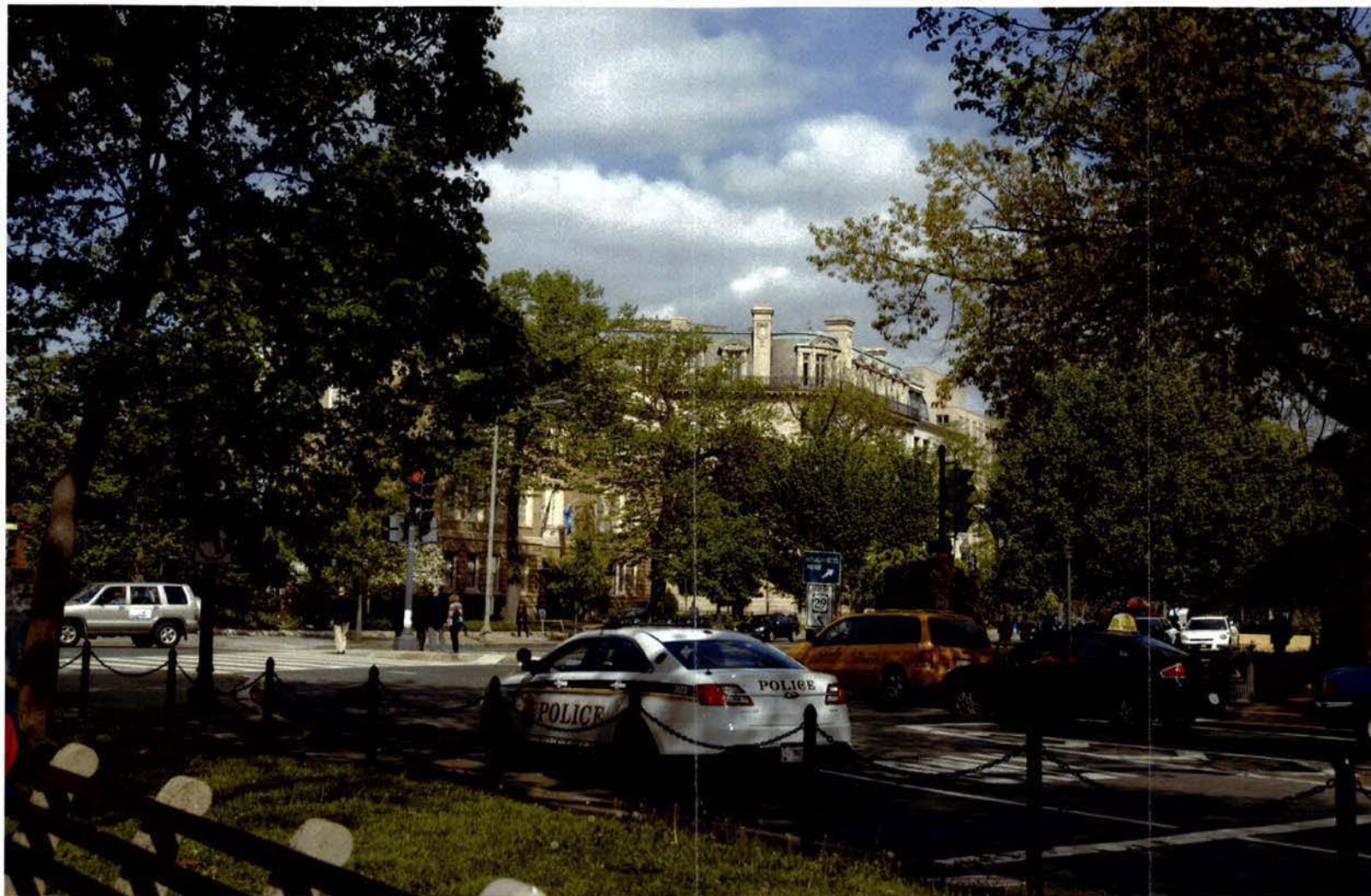


Proposed View from Massachusetts Avenue Looking West

American Enterprise Institute
Hartman-Cox Architects

1785 Massachusetts Avenue
Washington, D.C.

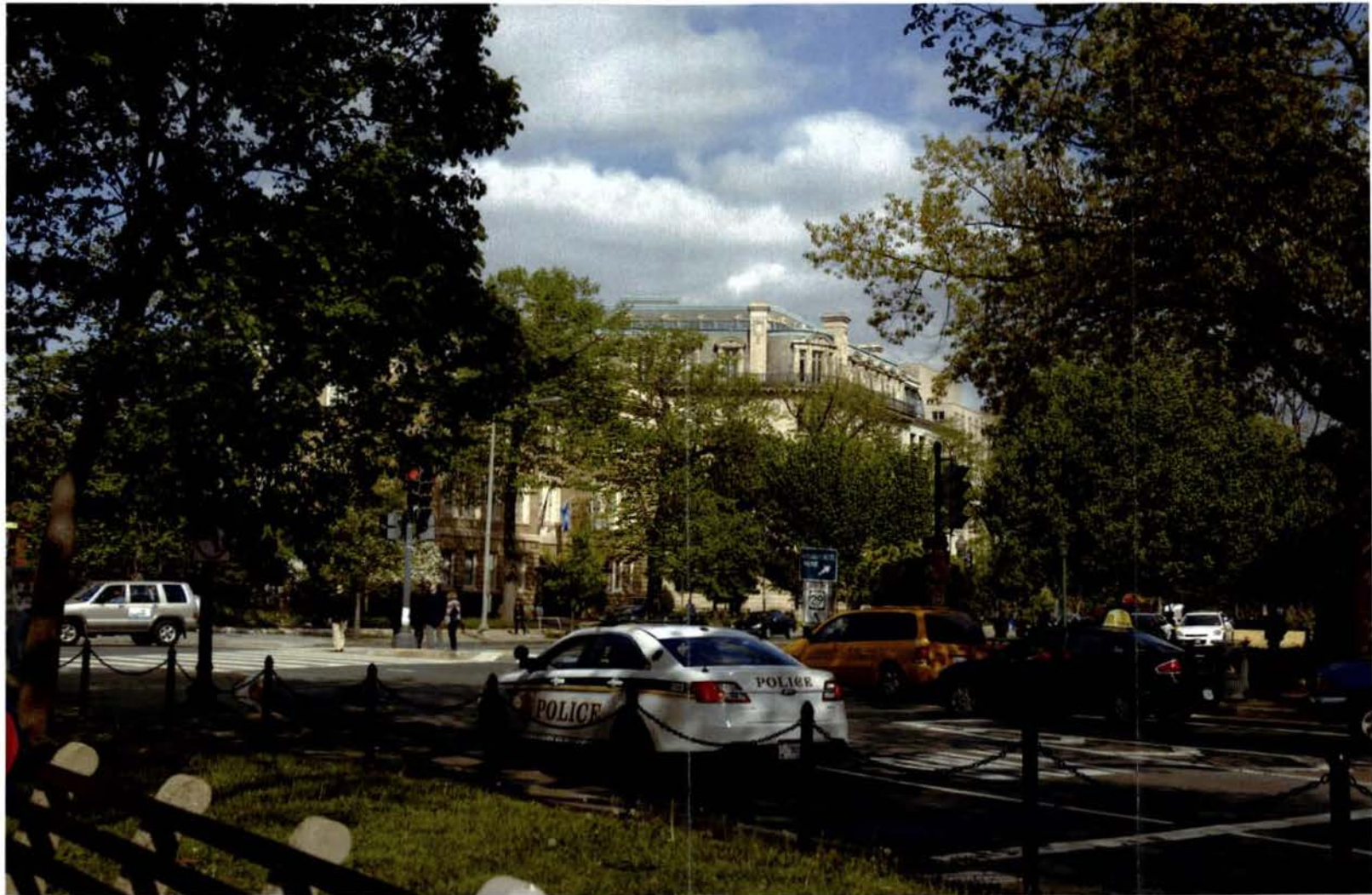
8/30/2013



Existing View from Dupont Circle

1785 Massachusetts Avenue
Washington, D.C.

8/30/2013



Proposed View from Dupont Circle



Existing View from West Side of Dupont Circle



Proposed View from West Side of Dupont Circle

American Enterprise Institute
Hartman-Cox Architects

1785 Massachusetts Avenue
Washington, D.C.

8/30/2013

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 14, 2012

Plat for Building Permit of: SQUARE 157 LOT 112

Scale: 1 inch = 20 feet

Recorded in Book 159 Page 95

Receipt No. 13-00806

Furnished to: G & S

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date:

30 AUGUST 13

Surveyor, D.C.

By: A.S.

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

