



PATTERSON HOUSE

WASHINGTON, DC

BOARD OF ZONING ADJUSTMENT

February 19, 2014

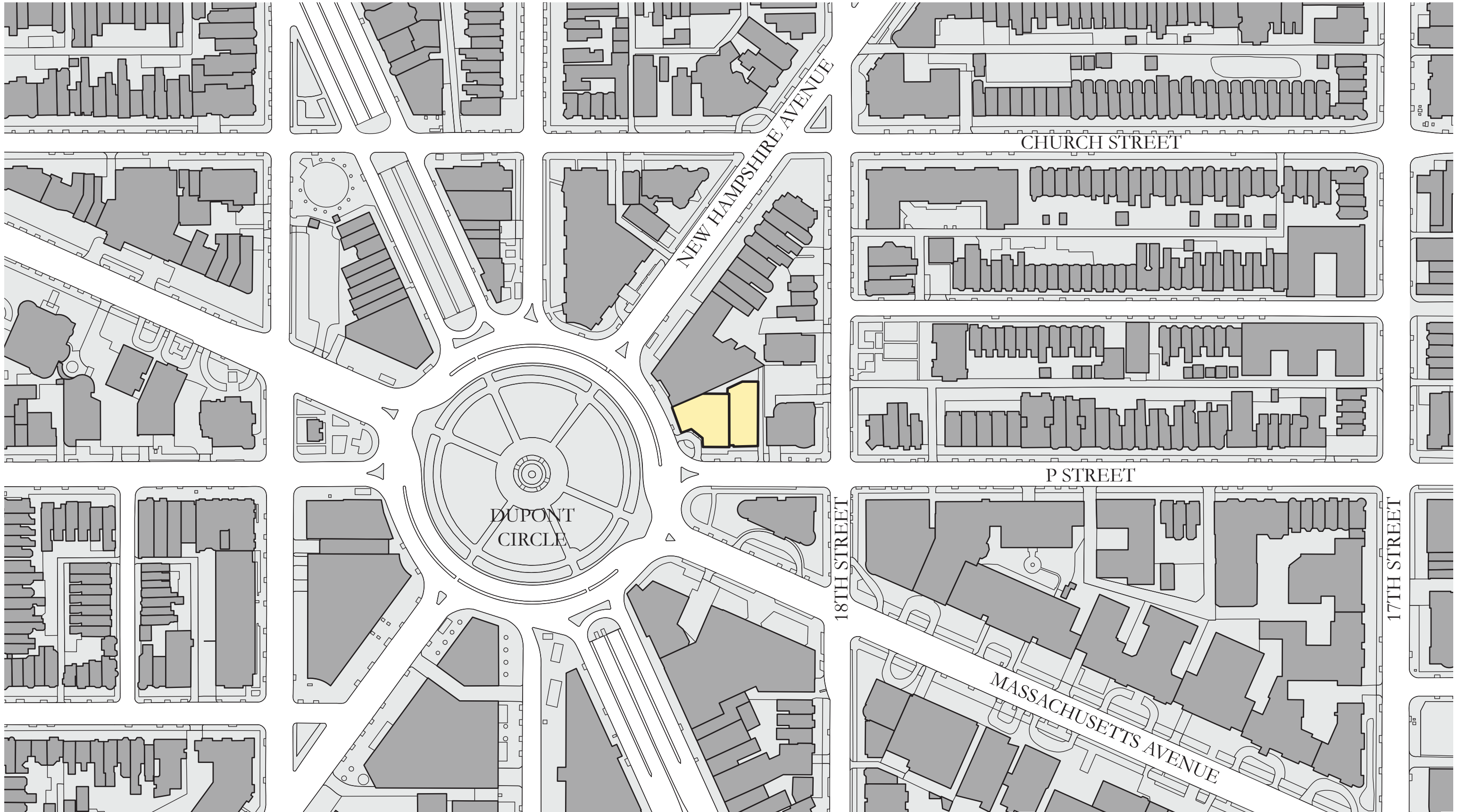
Board of Zoning Adjustment
District of Columbia
CASE NO.18744
EXHIBIT NO.9



The Patterson House at 15 Dupont Circle was designed for Mr. and Mrs. Robert Patterson by Stanford White. Construction of the Italian Neoclassical house began in 1901 and was completed in 1903. The house was designed and used for entertaining on a grand scale. President Calvin Coolidge and his wife lived there in 1927 while the White House was being renovated, and Charles Lindbergh was a visitor in June of that year. The house remained in the Patterson family until 1948, when long-time resident Eleanor (Cissy) Patterson died and left the property to the American Red Cross. The Red Cross sold the house to the Washington Club three years later. The Club built the two-story Annex in 1956. The Patterson House was listed in the DC Inventory of Historic Sites in 1964 and the National Register of Historic Places in 1972.

The Patterson House will be renovated for use as a multi-family residence. The rehabilitation will include: cleaning, repointing, and repairing of the exterior masonry and terra cotta; repair and repainting of the windows; and rehabilitation of the slate roof. The main stair and major rooms on the piano nobile will remain intact. The bedrooms and servants' quarters on the upper floors will be slightly altered to accommodate new living units.

The non-contributing Annex will be demolished and replaced with an addition of striking contemporary design. The addition differs from the Patterson House in design and materials but reflects the same architectural rigor as the Patterson House. It is separated from the Patterson House by 14 feet, allowing the roof and chimneys of the house to remain visible, and linked to the house by a two-story connection set well back from the P Street sidewalk that also contains a new accessible entrance. The project will enhance the landmark Patterson House and give it a vital new use that will ensure its long-term viability.



Square Lot	01360034
Zoning District	DC/SP1
Lot Area	13,853.07

	Allowable/Reqd.	Proposed
GFA Tabulation		54,404
FAR, Residential	4.8	3.6
FAR, Other	3.0	0.4
FAR, Total	4.8	3.9
Height	70'	69.5'
Lot Coverage	80%	76%
Rear Yard	14'	Court
Court 1 (Open)		
Court 1 Width	16' 7"	25'
Court 1 Area	n/a	804 sf
Court 2 (Open)		
Court 2 Width	15' 0"	14'
Court 2 Area	n/a	168 sf
Court 3 (Open)		
Court 3 Width	23' 3"	6'
Court 3 Area	n/a	180 sf
Court 4 (Closed)		
Court 4 Width	15' 3"	26'
Court 4 Area	466 sf	1884 sf
Side Yard	not provided	n/a
Parking	23	variance
Loading	not required	n/a
GAR	0.3	0.3

GFA Tabulation	Existing	New	Total
Sixth Floor		4,043	4,043
Fifth Floor		4,800	4,800
Fourth Floor		4,800	4,800
Third Floor	5,081	4,800	9,881
Second Floor	5,093	4,800	9,893
First Floor	5,224	5,168	10,392
Ground Floor	5,427	5,168	10,595
Total	20,825	33,579	54,404
GAR Tabulation			
Element	Area	Multiplier	Points
Courtyard	1273	0.6	764
Green Roof, new	3634	0.6	2180
Green Roof, exist. bldg.	500	0.6	300
Green Roof at grade	440	0.6	264
Entrance landscape	250	0.6	150
Entrance paving	360	0.5	180
P St. court	84	0.6	50.4
P St. paving	232	0.5	116
Trees, 2.5" (3)	150	0.5	75
Plants, 2' (10)	90	0.3	27
Total			4107
Lot Area	13853.07		
GAR	0.3		



View from Dupont Circle



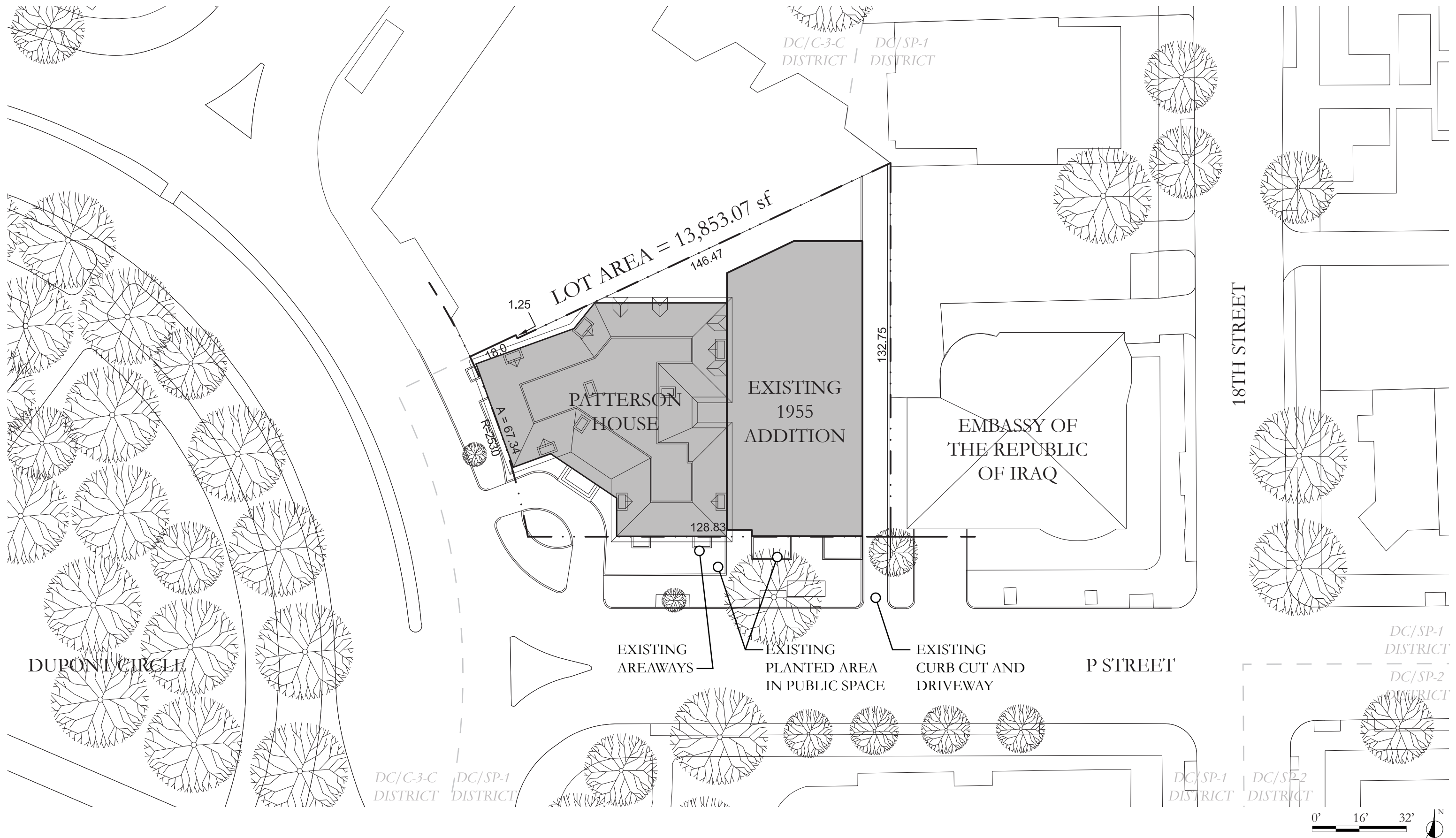
View from Dupont Circle

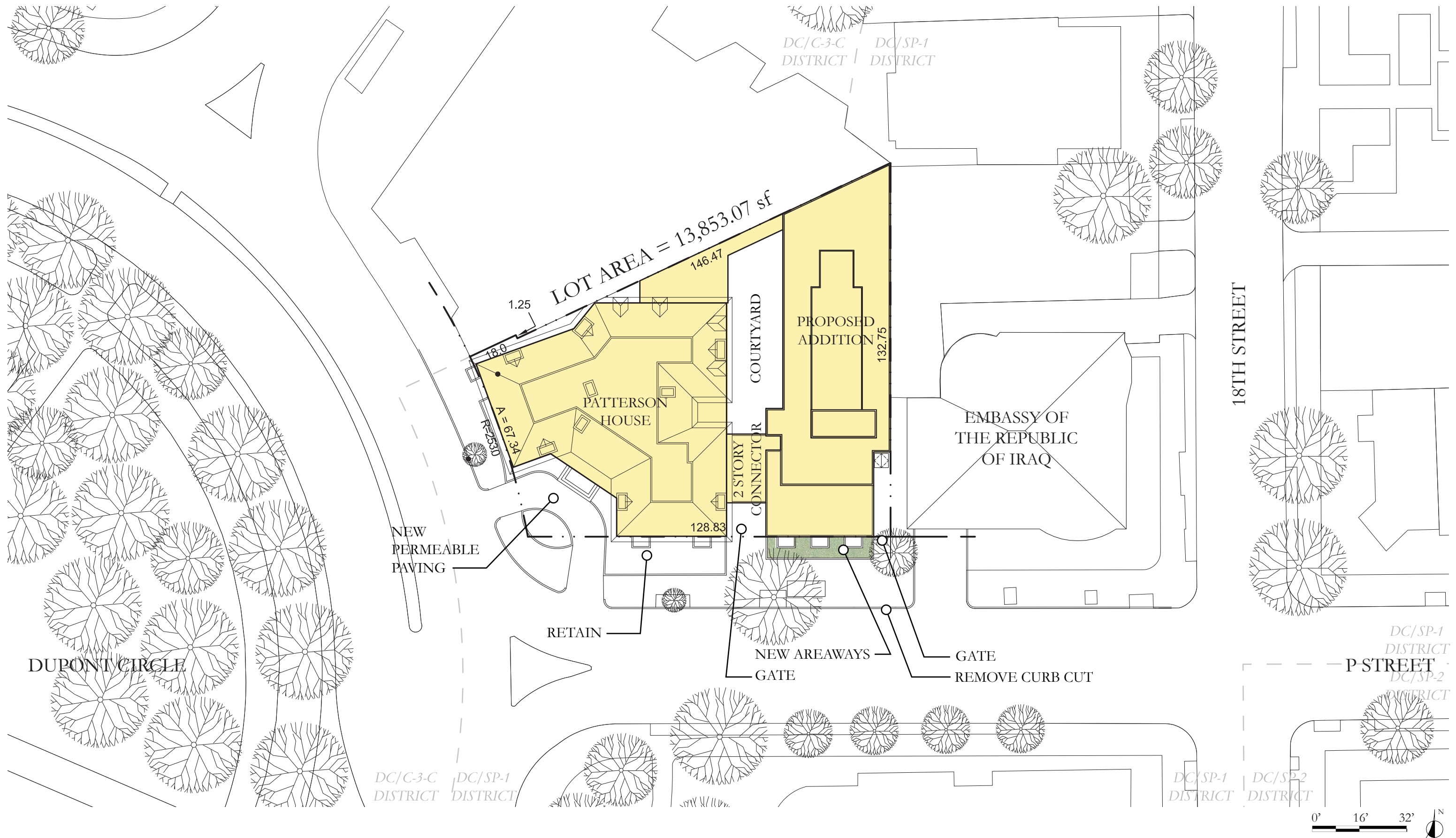


View from P Street

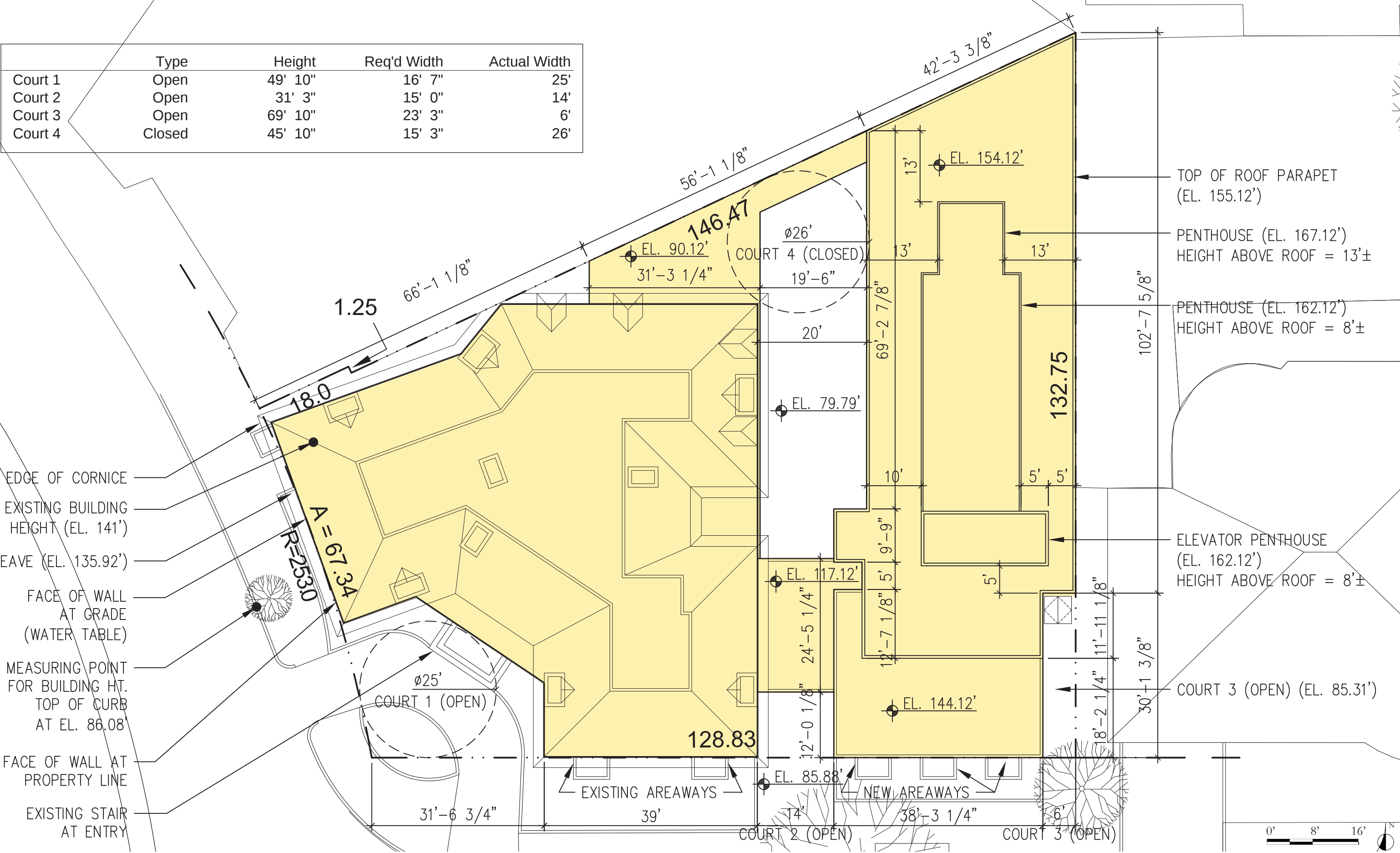


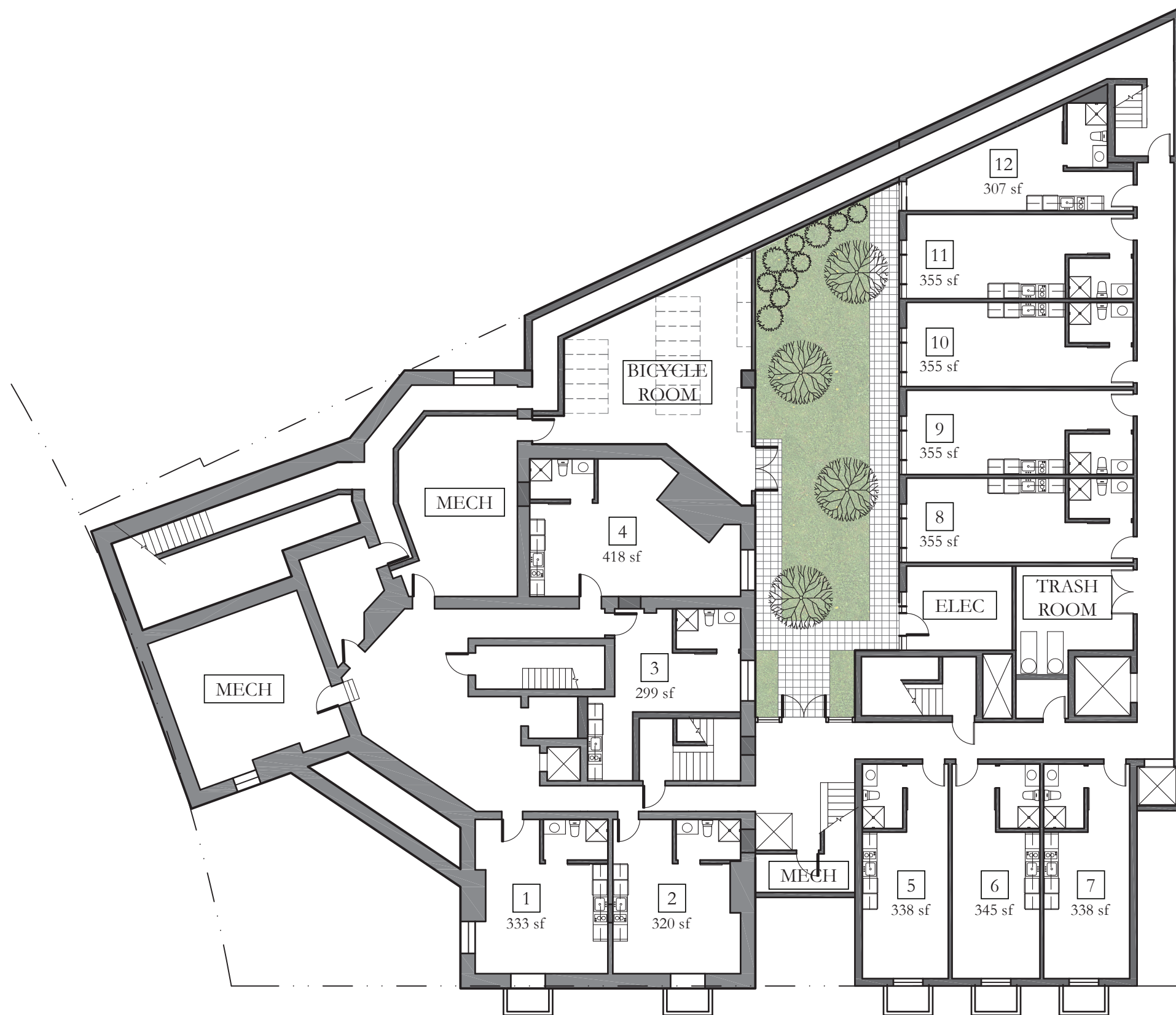
View from 18th Street

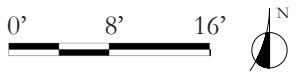


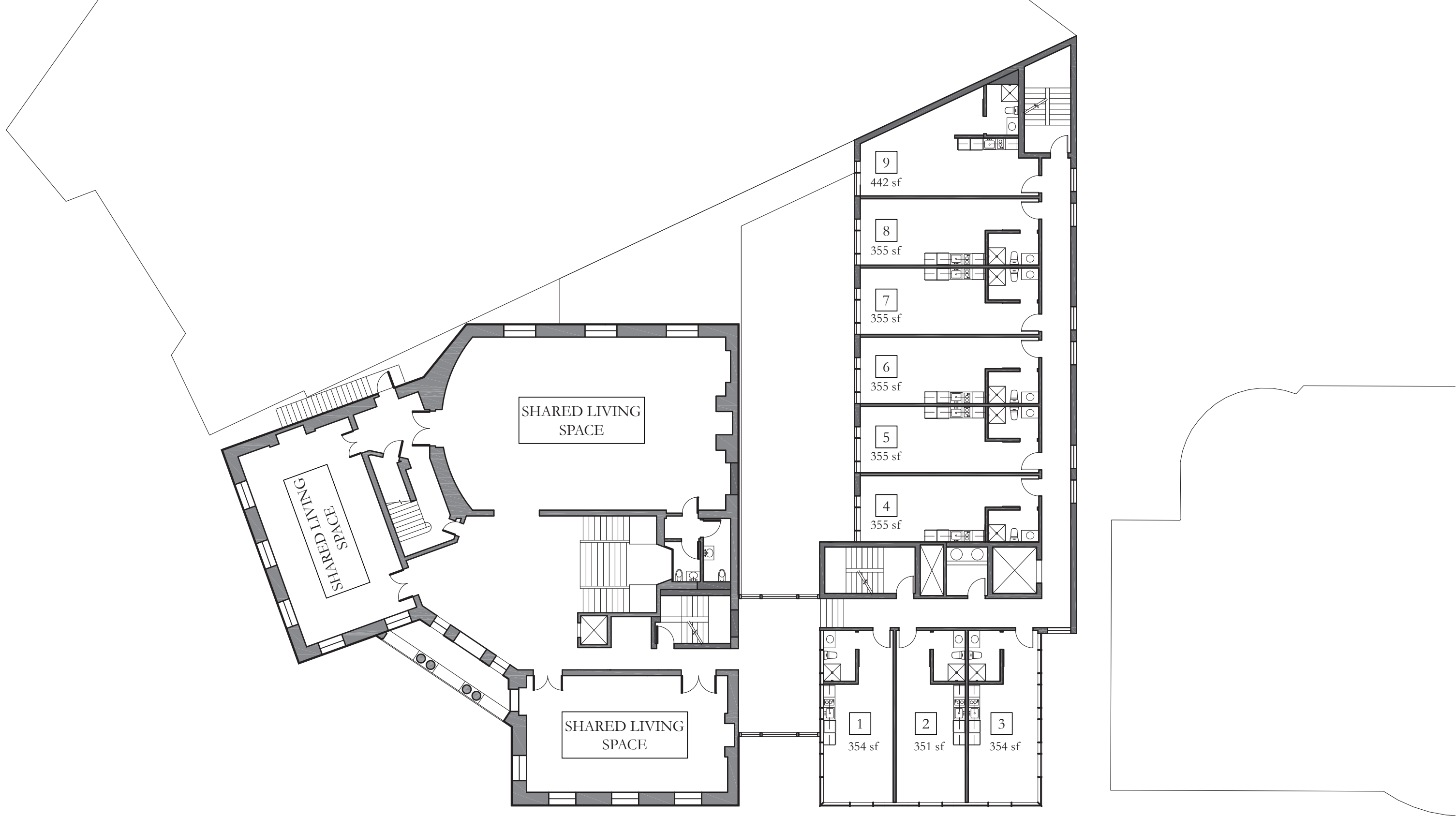


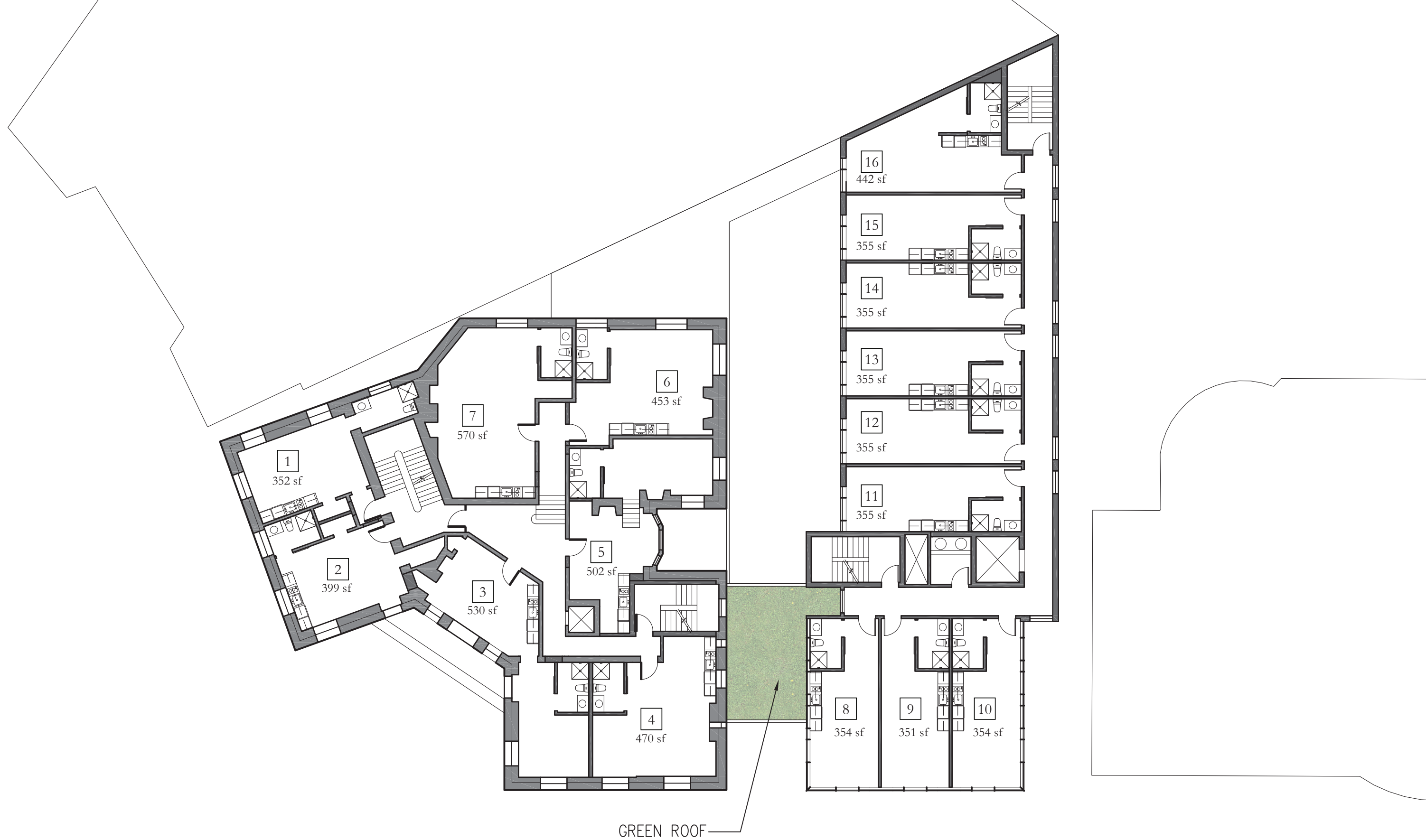
	Type	Height	Req'd Width	Actual Width
Court 1	Open	49' 10"	16' 7"	25'
Court 2	Open	31' 3"	15' 0"	14'
Court 3	Open	69' 10"	23' 3"	6'
Court 4	Closed	45' 10"	15' 3"	26'

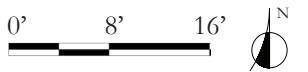
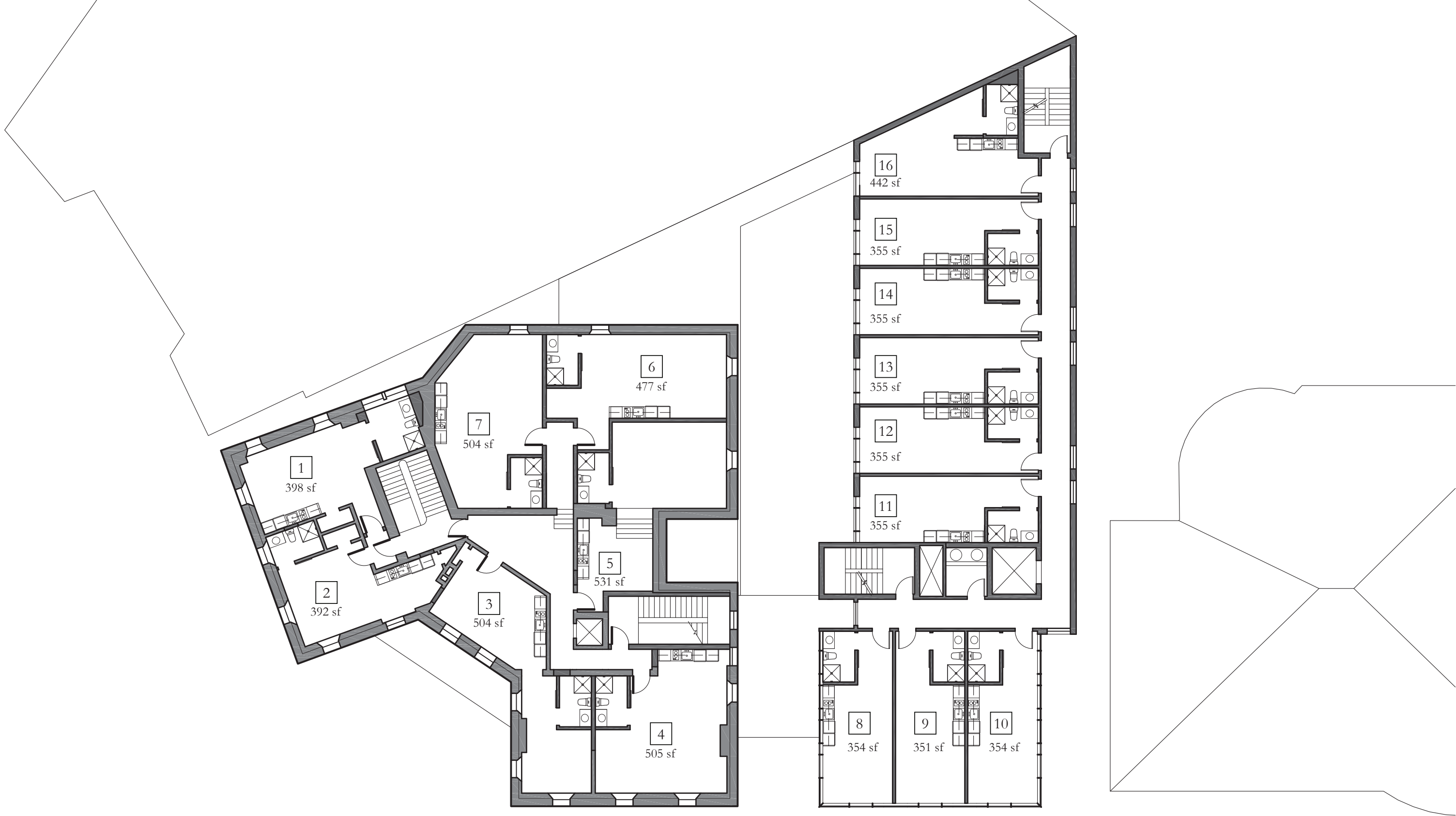


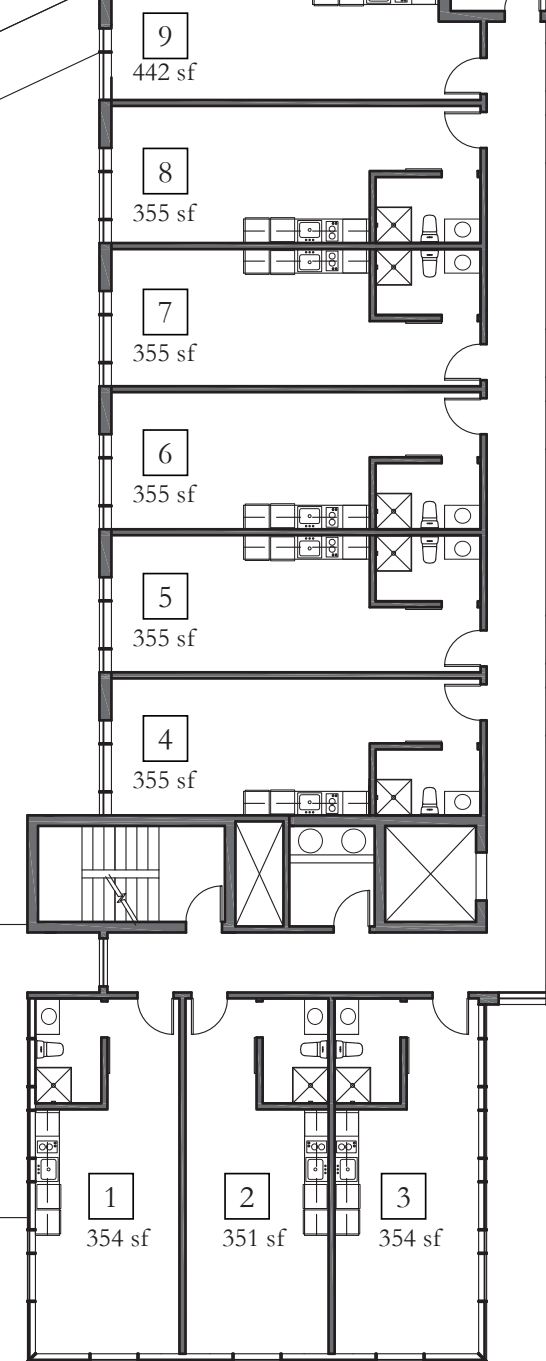
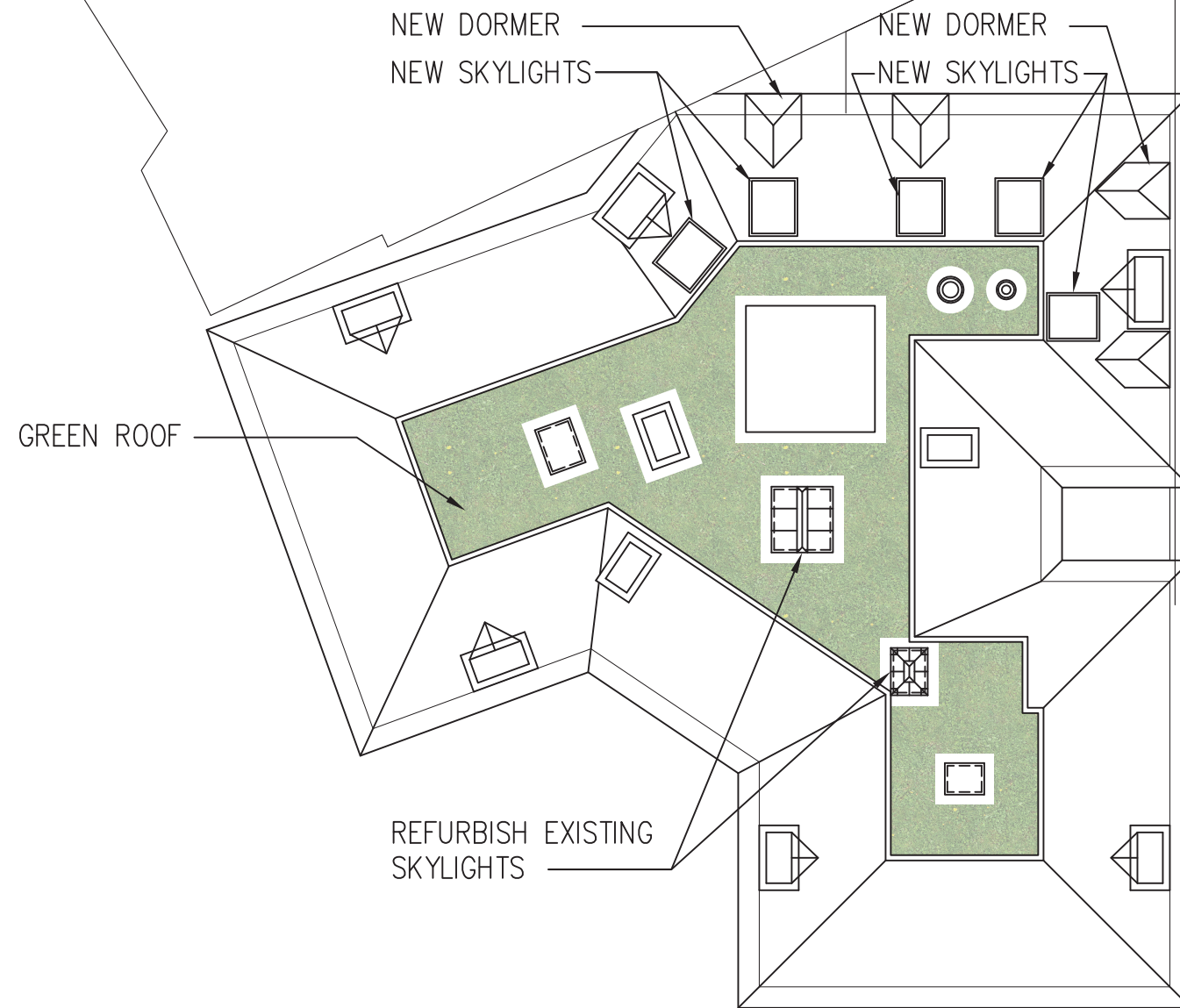


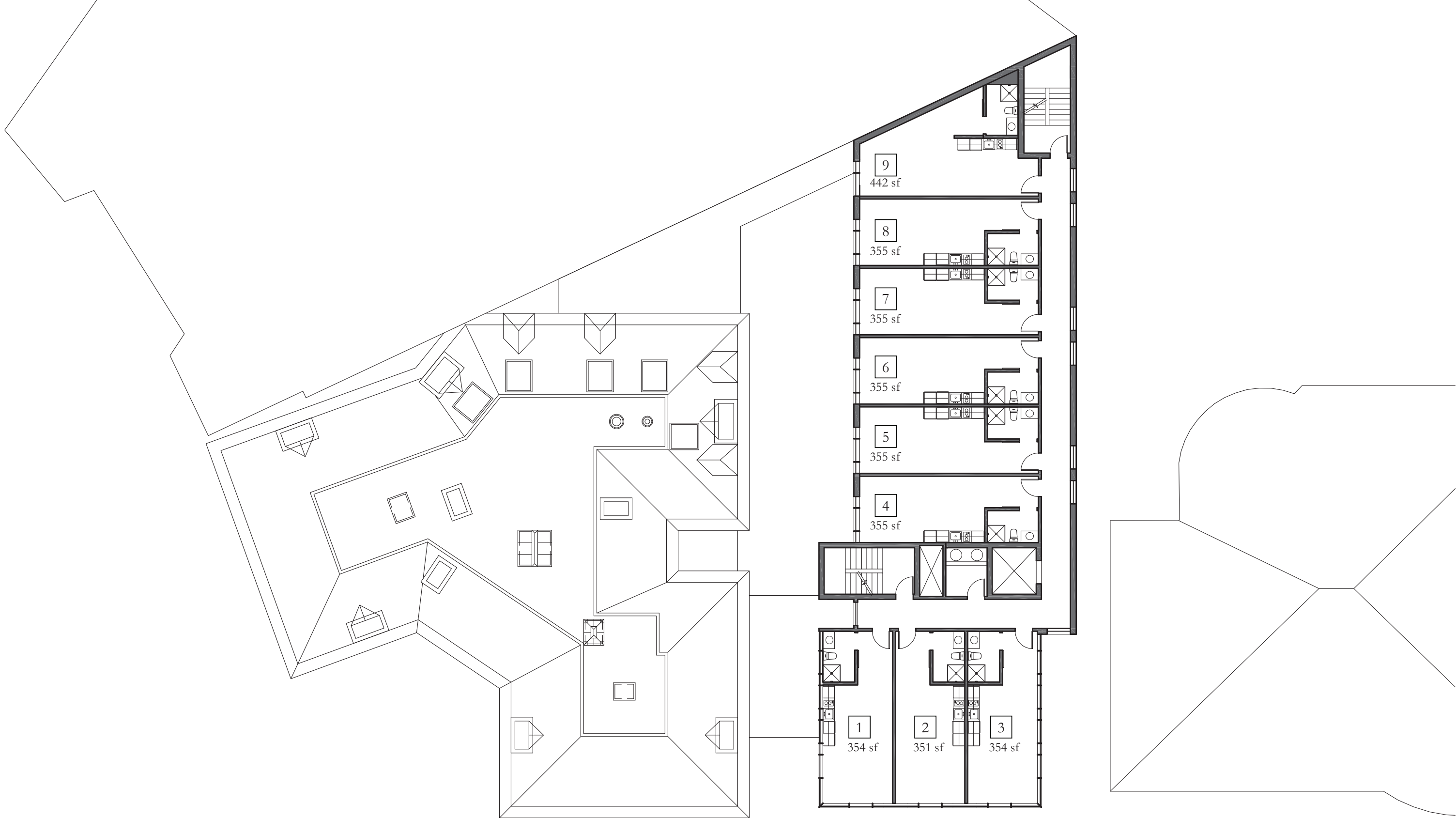


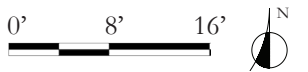
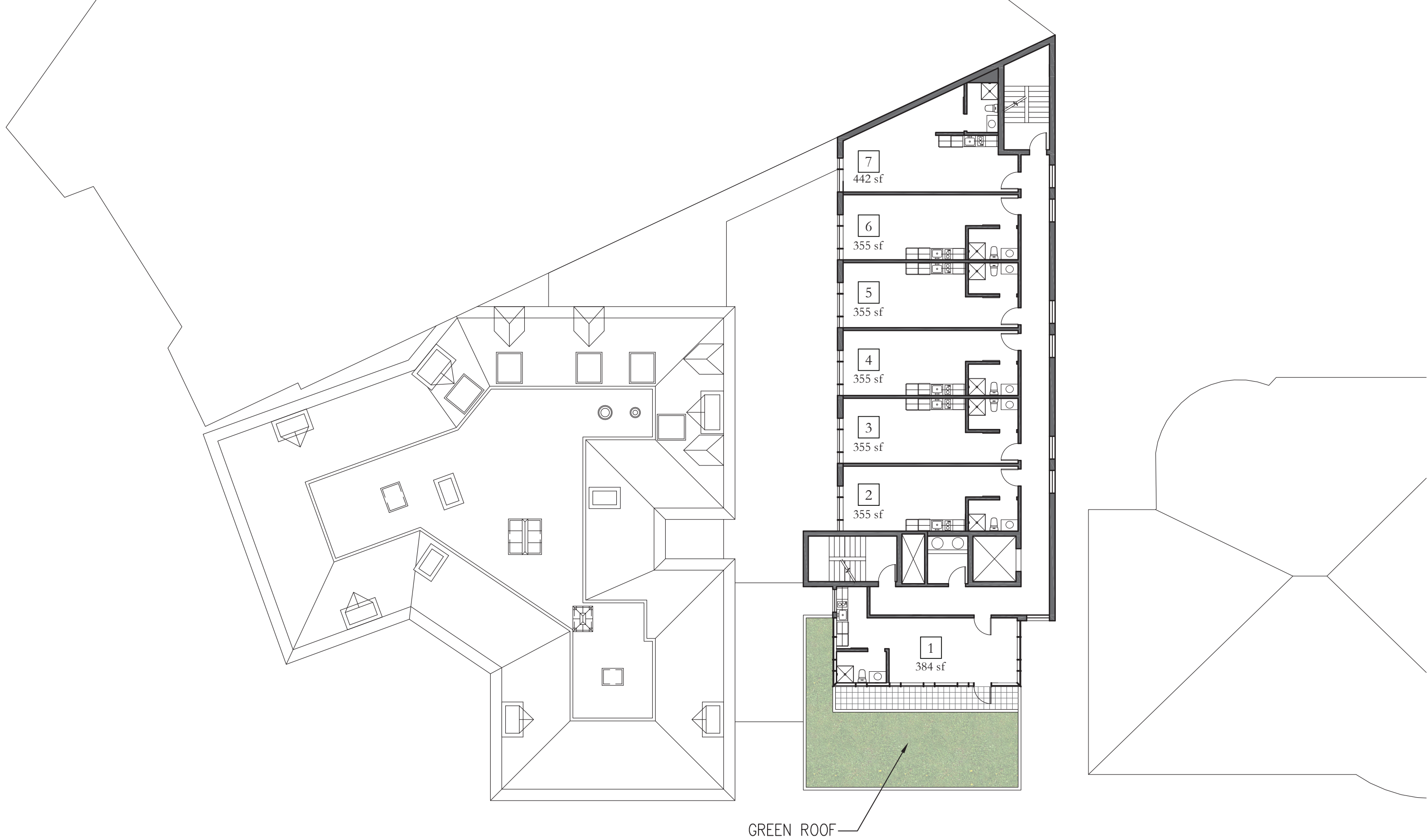


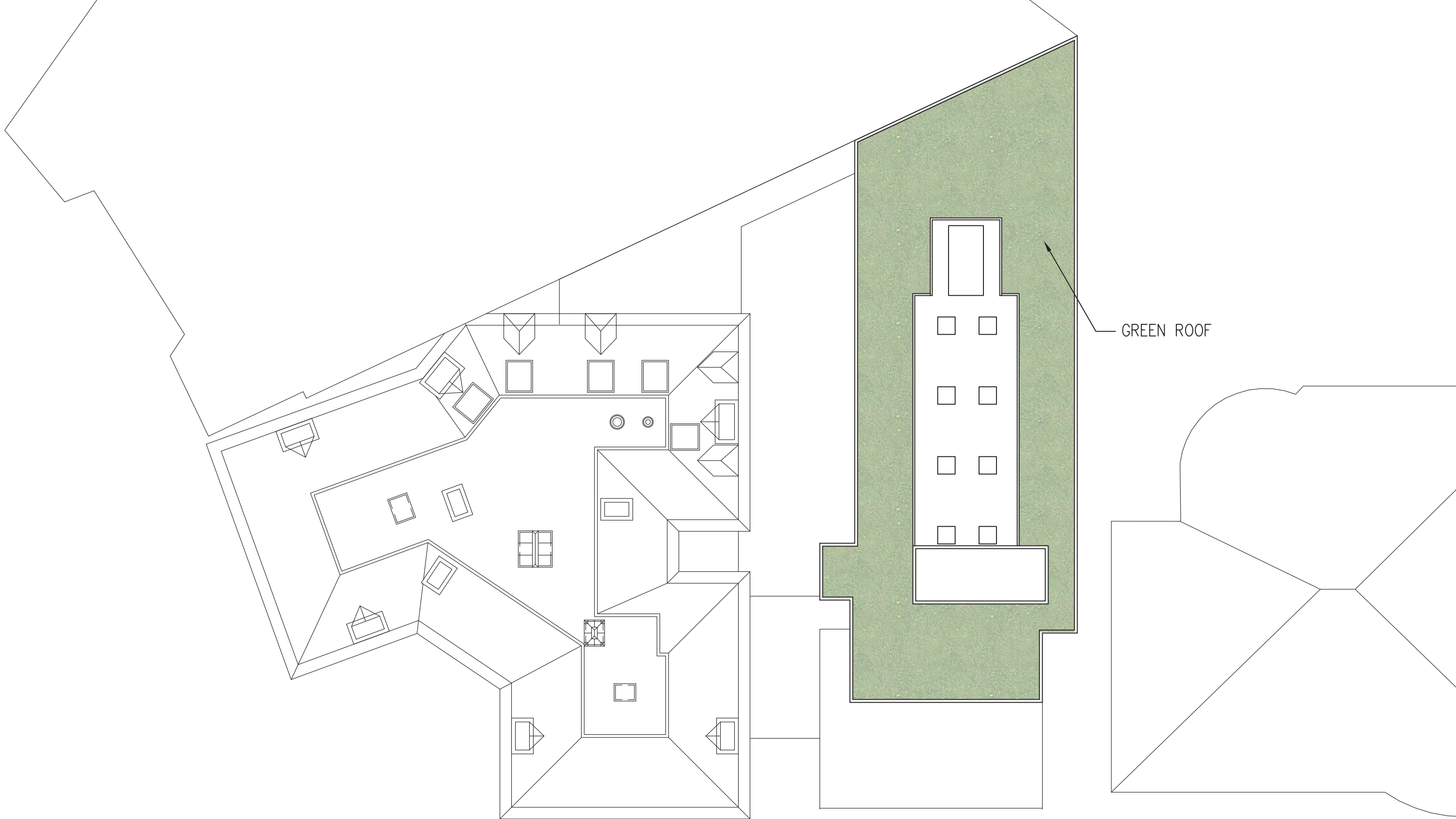












GREEN ROOF



