

1772 CHURCH STREET NW

BOARD OF ZONING ADJUSTMENT - PRELIMINARY SUBMISSION
AUGUST 28TH, 2015

PROJECT TEAM:

OWNER: CAS RIEGLER
1010 WISCONSIN AVE. NW
WASHINGTON, DC 20001
(202) 215-6588

ST THOMAS' PARISH EPISCOPAL
CHURCH
1772 CHURCH ST, NW
WASHINGTON, DC 20036
(202) 332-0607

ARCHITECT: HICKOK COLE ARCHITECTS
1023 31ST STREET, NW
WASHINGTON, DC 20007
(202) 667-9776



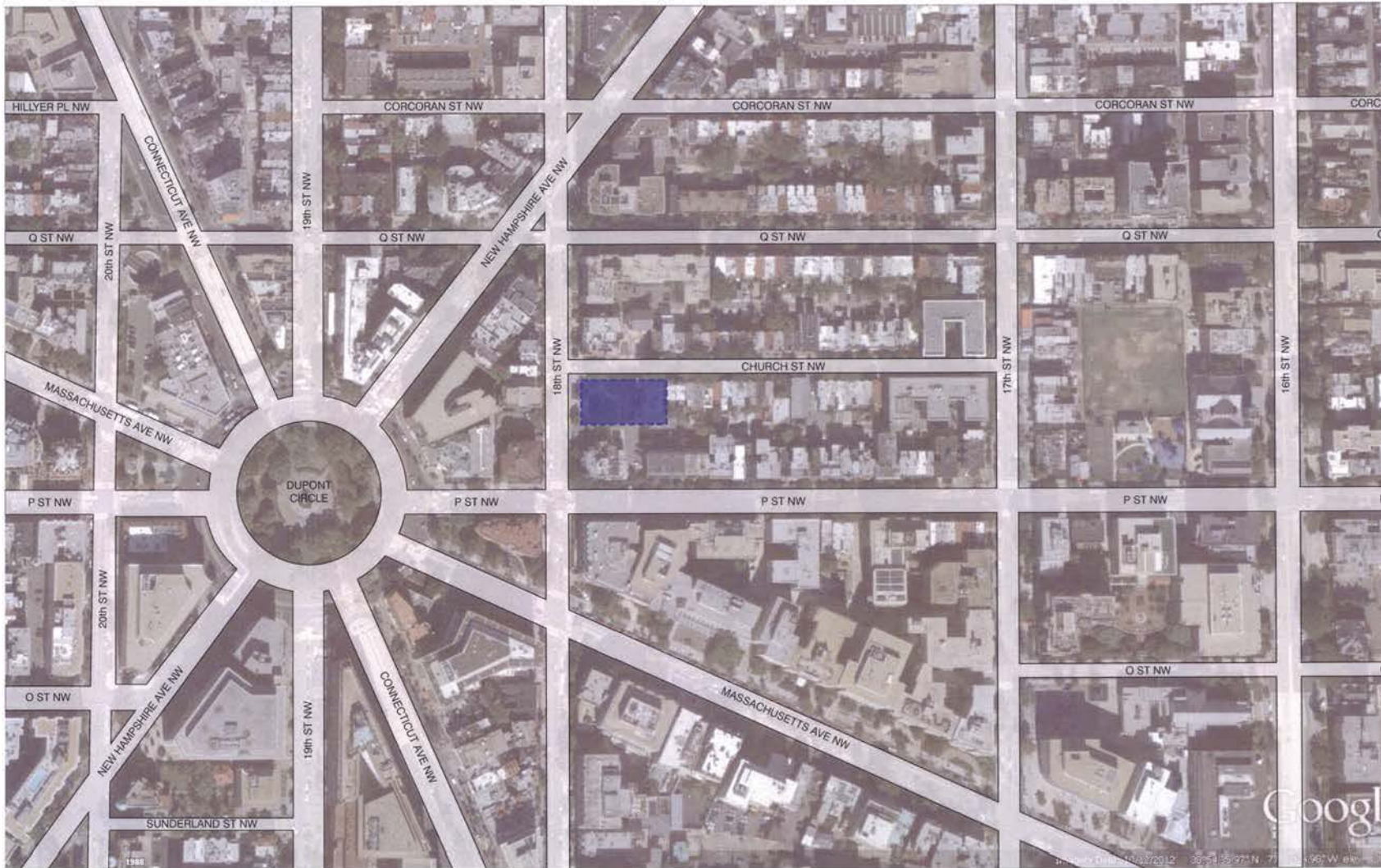
ST. THOMAS' PARISH
EPISCOPAL CHURCH • DUPONT CIRCLE



CAS Riegler
VALUE | URBAN | CHARACTER

Hickok Cole





SITE CONTEXT PLAN

ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

2015-08-28





18TH & Q STREET



18TH & CHURCH STREET



18TH & MASSACHUSETTS AVE.



18TH & MASSACHUSETTS AVE.



18TH & NEW HAMPSHIRE AVE.



CHURCH STREET



CHURCH STREET



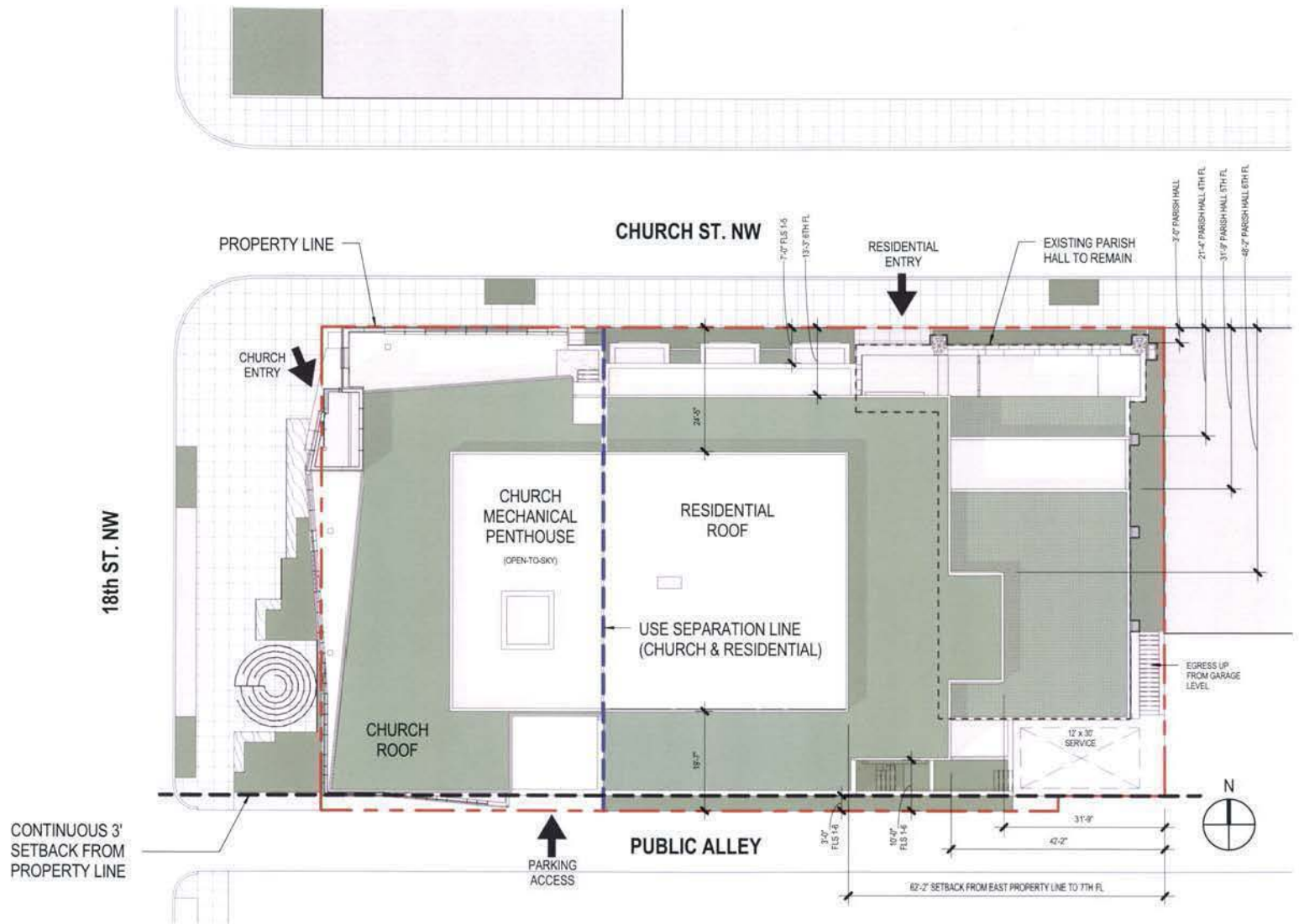
17TH & CHURCH STREET

SITE CONTEXT PHOTOS

ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

2015-06-04





SITE PLAN

ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

2015-08-28



Scale Hickok Cole
1" = 20'
A1.04

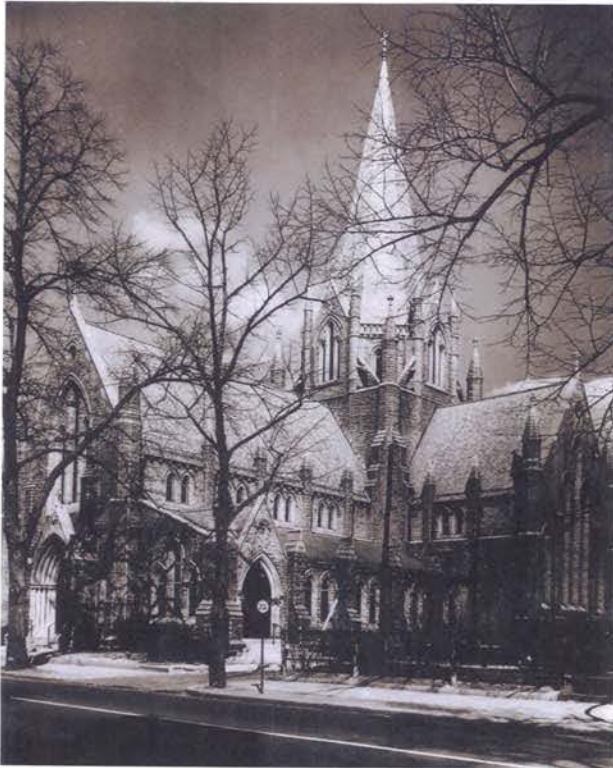


PERSPECTIVE VIEW: 18TH & CHURCH STREET

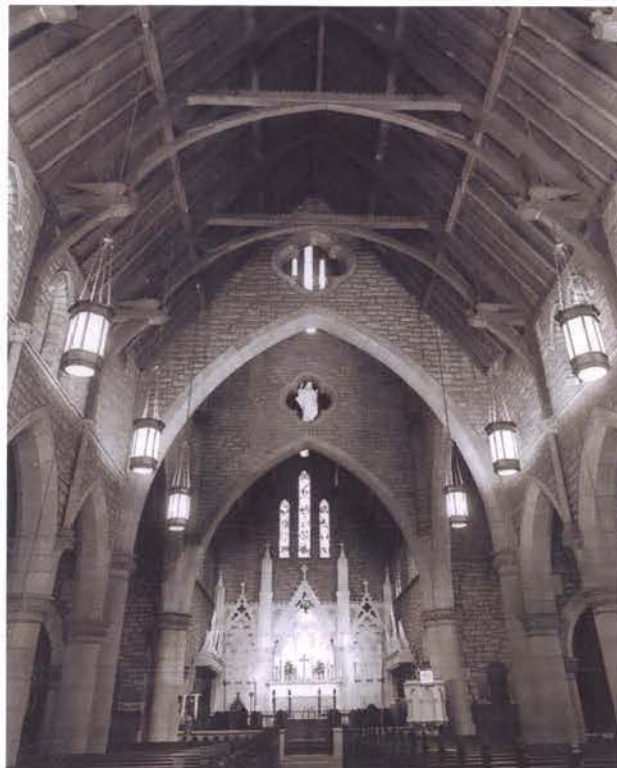
ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

2015-06-15





ORIGINAL EXTERIOR



ORIGINAL INTERIOR



INTACT ALTAR

HISTORICAL CONTEXT

ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

2015-06-04

 ST. THOMAS' PARISH
EPISCOPAL CHURCH • DUFFONY CIRCLE

 **CAS Riegler**
VALUE | URBAN | CHARACTER

A2.02  **Hickok Cole**
ARCHITECTS



CHURCH STREET FACADE



EXPOSED GABLE AND ALTAR RUINS



ALLEY FACADE



ALTAR RUINS



EXPOSED GABLE



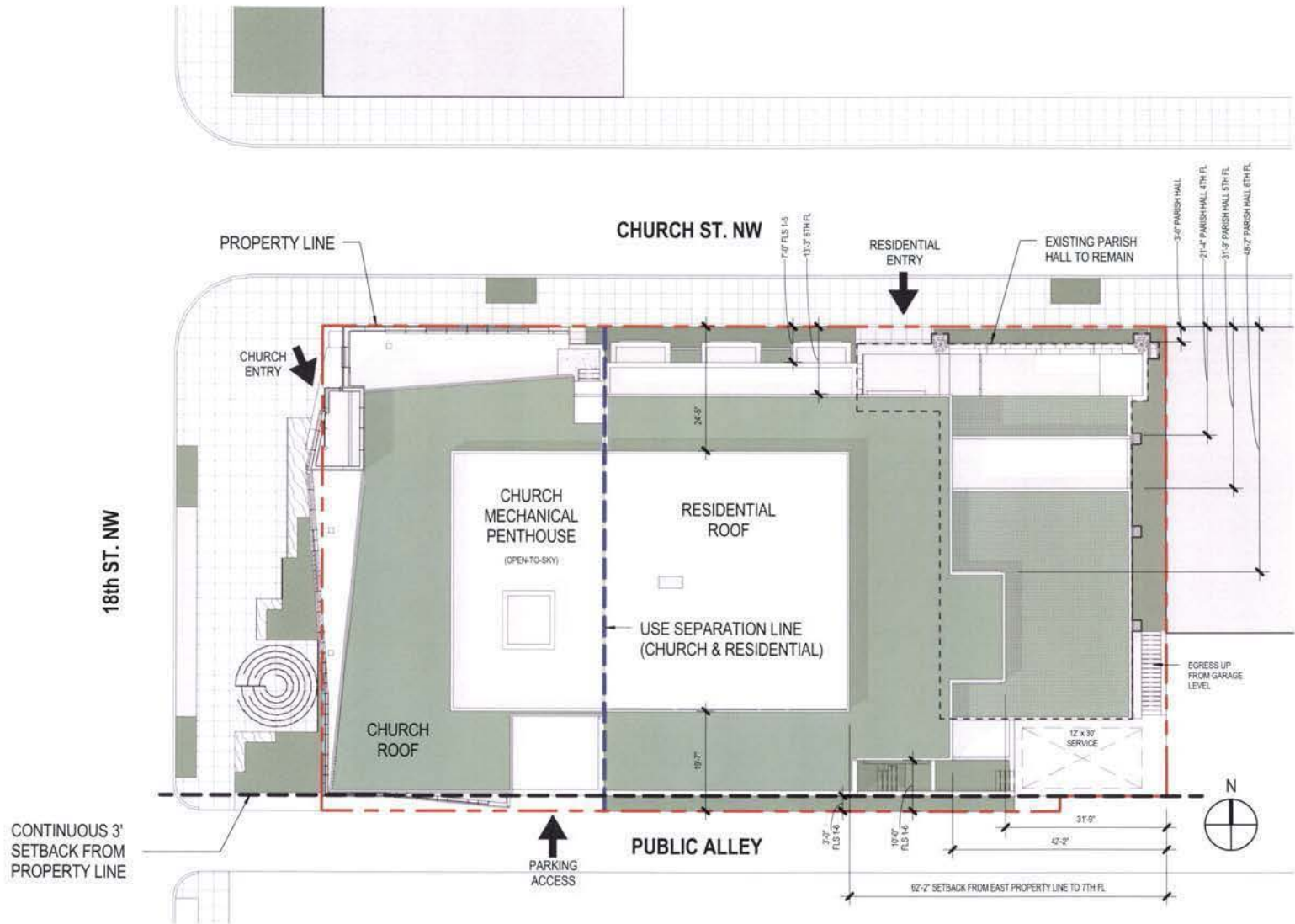
EXTERIOR RUINS

CURRENT CONDITIONS

ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

2015-06-04





SITE PLAN

ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

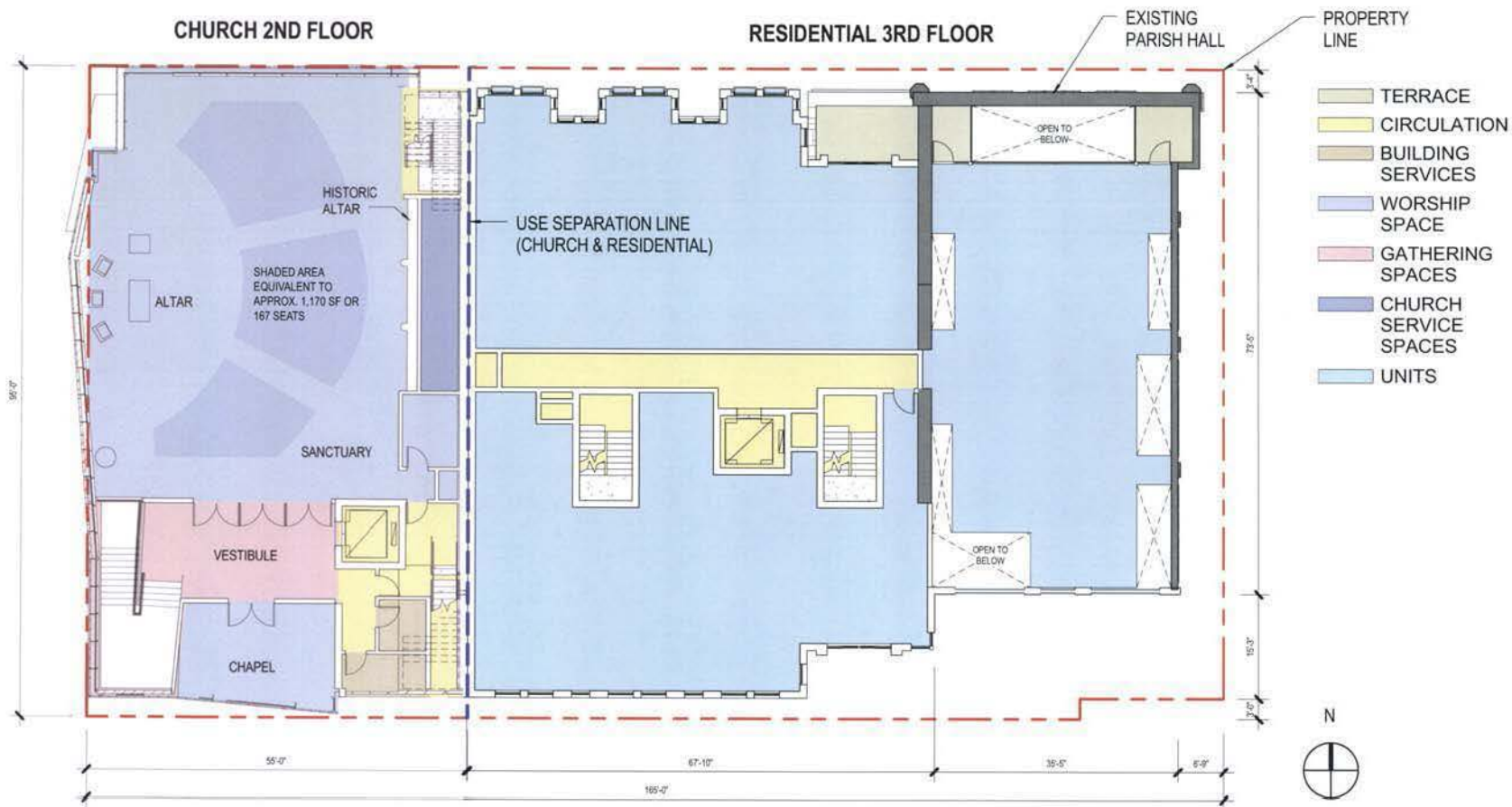
2015-08-28



Scale 1" = 20'

A1.04

Hickok Cole
ARCHITECTS



FLOOR PLAN

ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

2015-08-28

ST. THOMAS' PARISH
EPISCOPAL CHURCH • BIRFONTS CIRCLE

CAS Riegler
VALUE | URBAN | CHARACTER

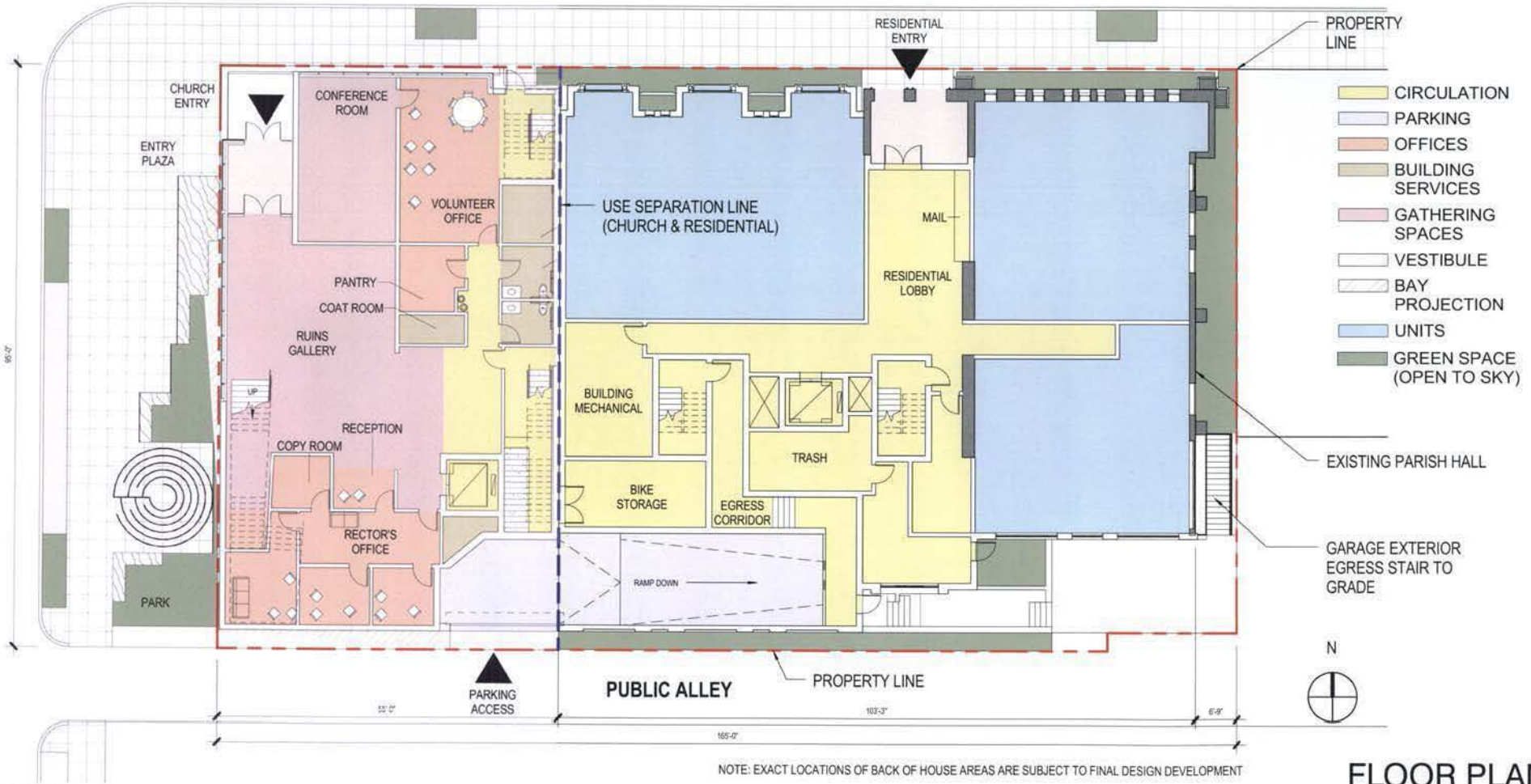
Scale Hickok Cole
1/16" = 1'
A1.07 ARCHITECTS

18th ST. NW

CHURCH ST. NW

CHURCH GROUND FLOOR

RESIDENTIAL GROUND FLOOR



NOTE: EXACT LOCATIONS OF BACK OF HOUSE AREAS ARE SUBJECT TO FINAL DESIGN DEVELOPMENT

FLOOR PLAN

ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

2015-08-28

ST. THOMAS' PARISH
EPISCOPAL CHURCH • DUPONT CIRCLE

CAS Riegler
VALUE | URBAN | CHARACTER

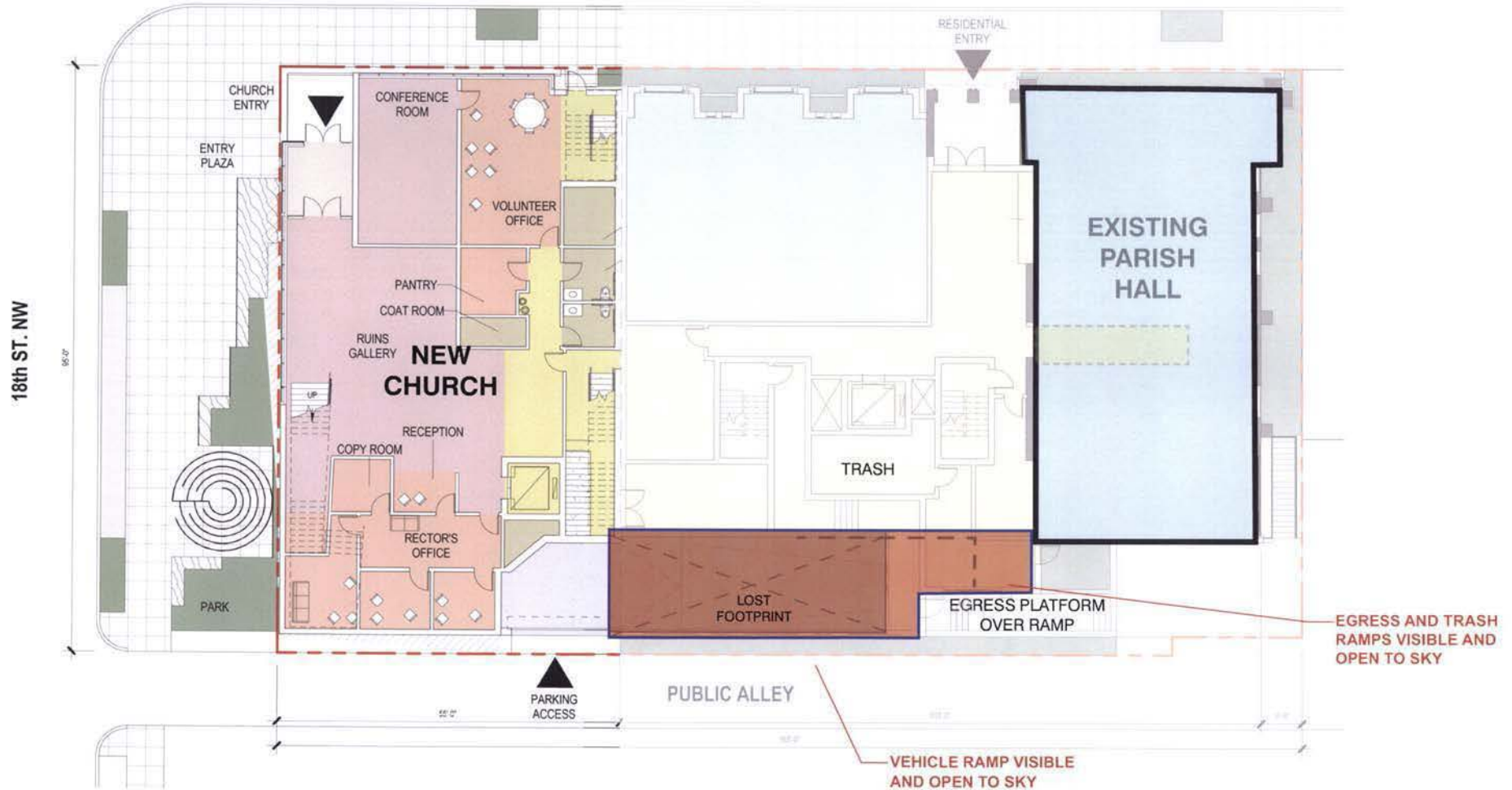
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Hickok Cole
A1.06 ARCHITECTS

CHURCH ST. NW

80% LOT OCCUPANCY

CHURCH GROUND FLOOR

RESIDENTIAL GROUND FLOOR



LAYOUT #1 GROUND FLOOR - AREA REMOVED FROM ALLEY

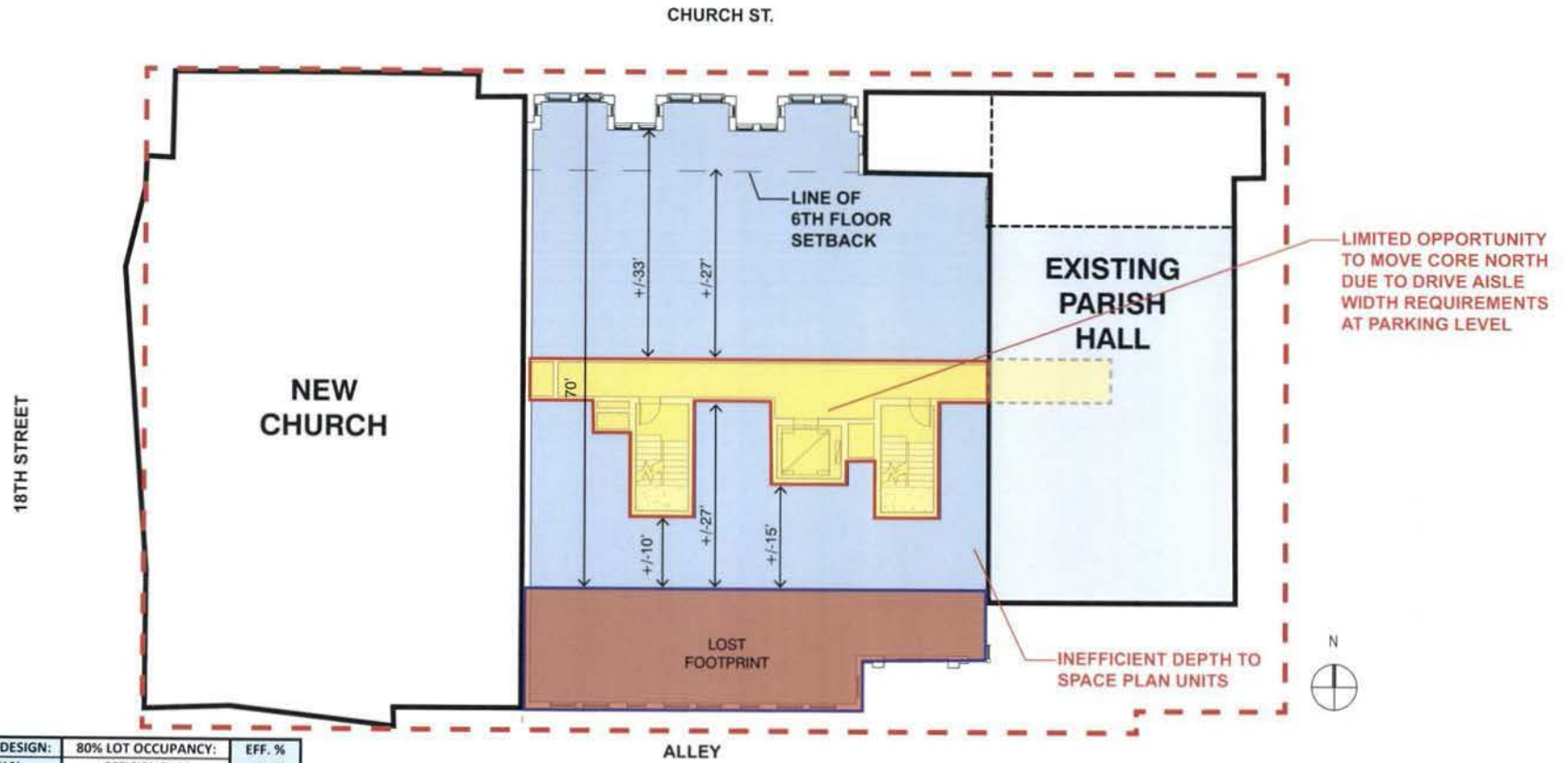
ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

2015-12-15

ST. THOMAS' PARISH
EPISCOPAL CHURCH • DUPONT CIRCLE

CAS Riegler
VALUE | URBAN | CHARACTER

Scale Hickok Cole
1/16" = 1'
A1.03 ARCHITECTS

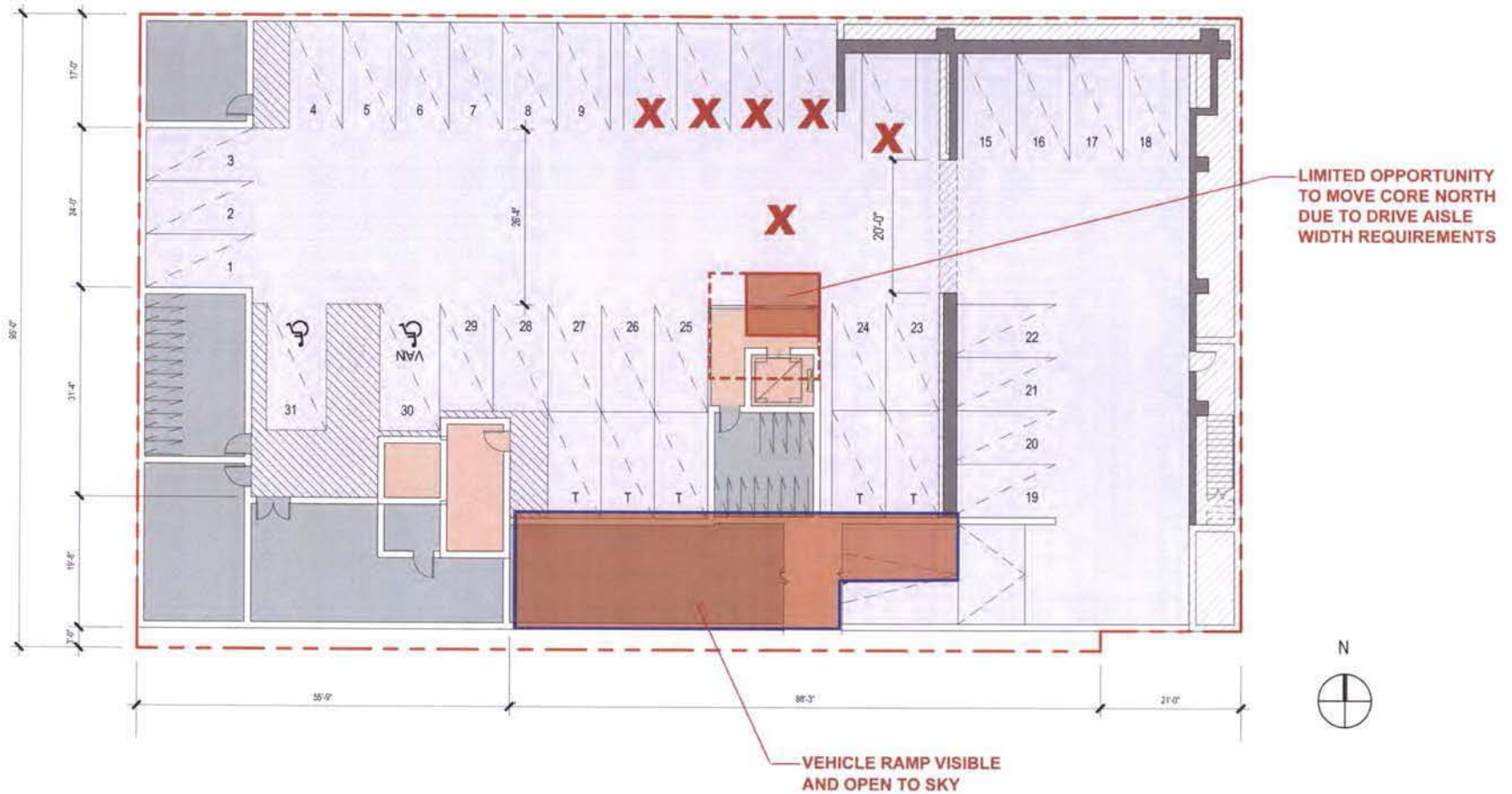


FLOOR:	HPRB #4 / BZA DESIGN:	80% LOT OCCUPANCY:	EFF. %
	EFFICIENCY %	EFFICIENCY %	LOSS:
G	56.0%	51.7%	4.3%
2	88.6%	86.9%	1.7%
3	89.1%	87.3%	1.8%
4	88.0%	86.1%	1.9%
5	88.0%	85.9%	2.1%
6	79.3%	74.3%	5.0%
7	87.6%	87.6%	0.0%
TOTAL:	81.6%	78.7%	3.0%

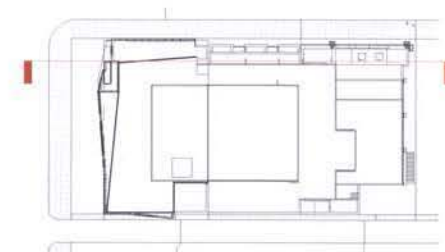
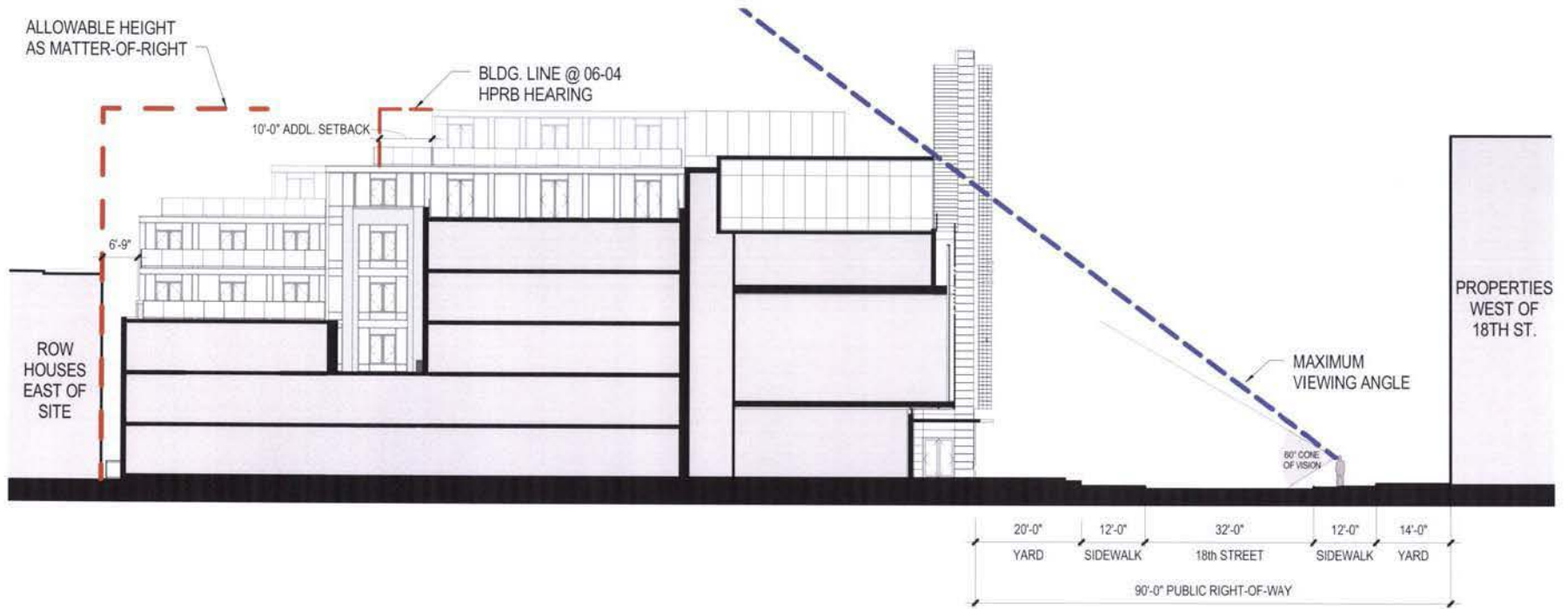
LAYOUT #1 TYPICAL FLOOR - AREA REMOVED FROM ALLEY

ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

2015-12-15



LAYOUT #1 PARKING PLAN - AREA REMOVED FROM ALLEY



DIAGRAMMATIC SECTION THROUGH 18TH ST.

ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

2015-06-15

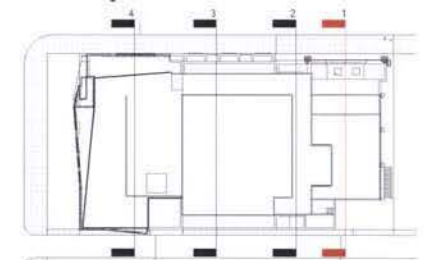
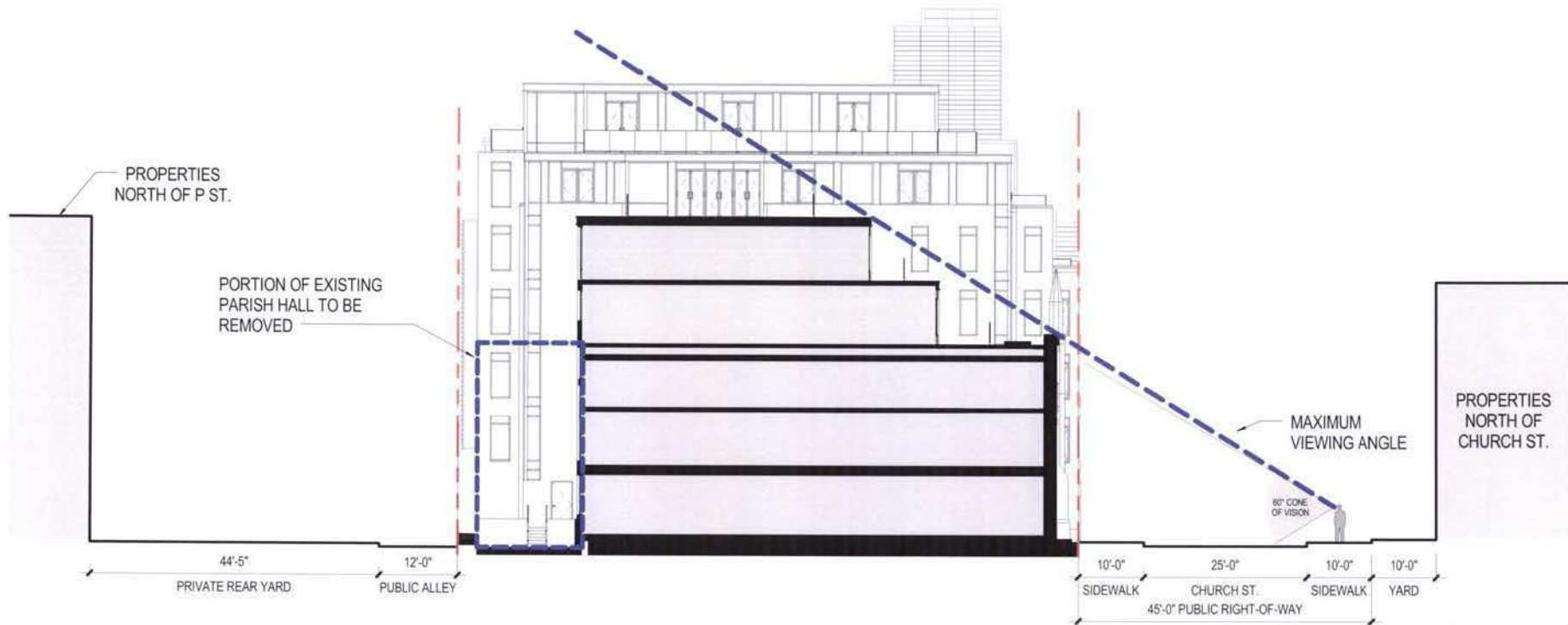
ST. THOMAS' PARISH
EPISCOPAL CHURCH • 1115 FOUNTAIN CIRCLE

CAS Riegler
VALUE | URBAN | CHARACTER

Scale
1" = 20'

Hickok Cole
ARCHITECTS

A1.15



DIAGRAMMATIC SECTION

ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

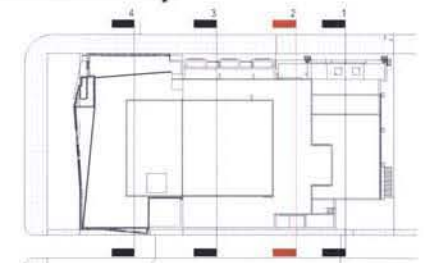
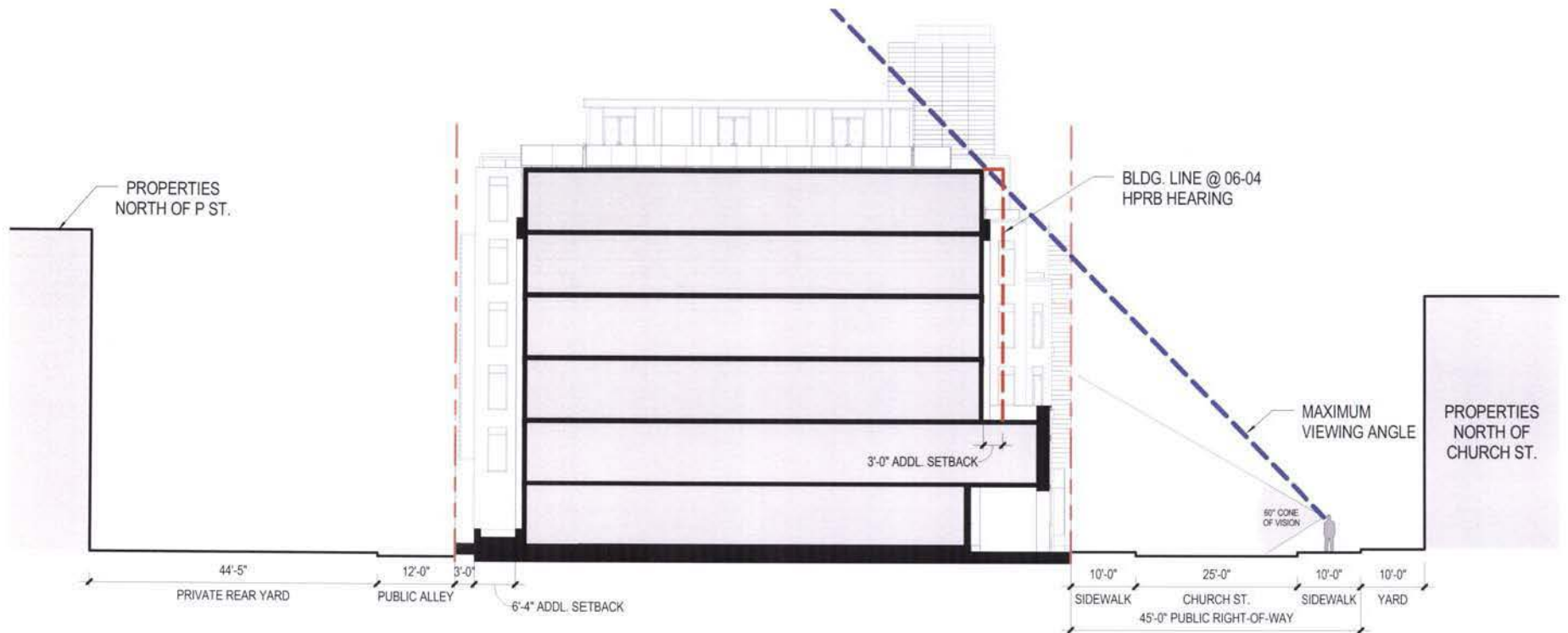
2015-06-04



Scale
1/16" = 1'



A3.24



DIAGRAMMATIC SECTION

ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

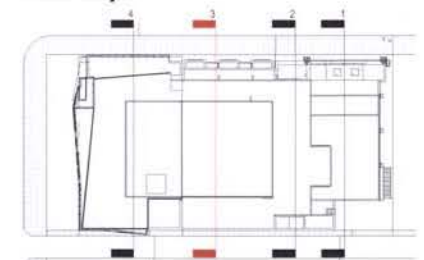
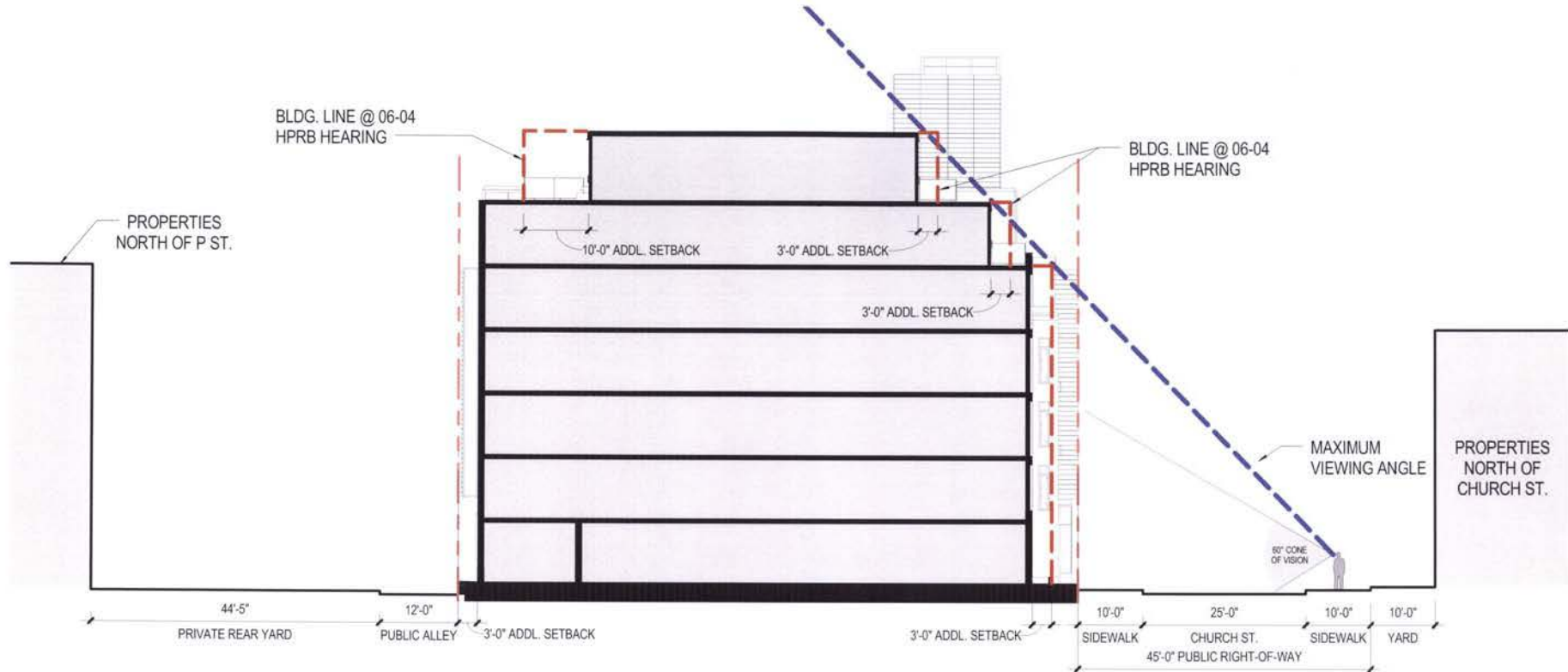
2015-06-15



Scale
1/16" = 1'

A1.16





DIAGRAMMATIC SECTION

ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

2015-06-15



Scale
1/16" = 1'

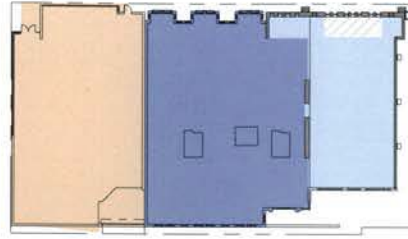


A1.17



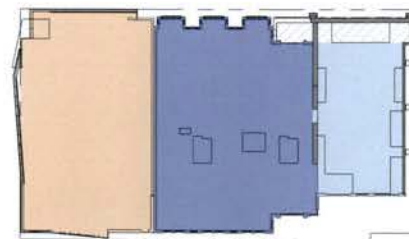
CHURCH: LEVEL 01, RES: LEVEL 02

AREA LOCATIONS	SITE AREA	LEVEL GSF	LOT OCCUPANCY
CHURCH	15,612 SF	5,020 SF	32.2%
RESIDENTIAL - ADDITION	15,612 SF	5,519 SF	35.4%
RESIDENTIAL - PARISH HALL	15,612 SF	3,003 SF	19.2%
TOTAL		13,542 SF	86.7%



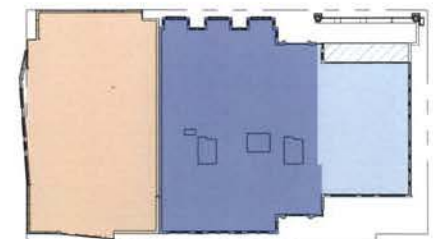
CHURCH: LEVEL 01, RES: LEVEL 02

AREA LOCATIONS	SITE AREA	LEVEL GSF	LOT OCCUPANCY
CHURCH	15,612 SF	5,020 SF	32.2%
RESIDENTIAL - ADDITION	15,612 SF	5,532 SF	35.4%
RESIDENTIAL - PARISH HALL	15,612 SF	2,719 SF	17.4%
TOTAL		13,270 SF	85.0%



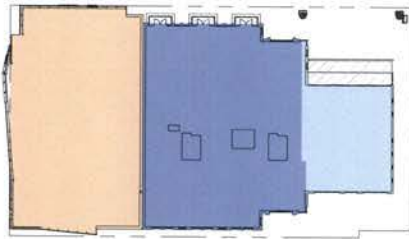
CHURCH: LEVEL 02, RES: LEVEL 03

AREA LOCATIONS	SITE AREA	LEVEL GSF	LOT OCCUPANCY
CHURCH	15,612 SF	5,020 SF	32.2%
RESIDENTIAL - ADDITION	15,612 SF	5,507 SF	35.4%
RESIDENTIAL - PARISH HALL	15,612 SF	2,373 SF	15.2%
TOTAL		12,900 SF	82.8%



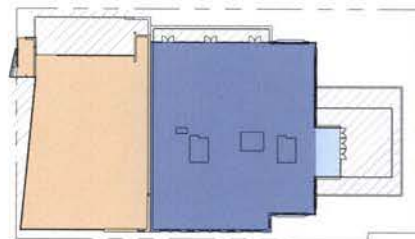
CHURCH: LEVEL 02 MEZ., RES: LEVEL 04

AREA LOCATIONS	SITE AREA	LEVEL GSF	LOT OCCUPANCY
CHURCH	15,612 SF	5,020 SF	32.2%
RESIDENTIAL - ADDITION	15,612 SF	5,528 SF	35.4%
RESIDENTIAL - PARISH HALL	15,612 SF	2,686 SF	13.4%
TOTAL		12,638 SF	80.9%



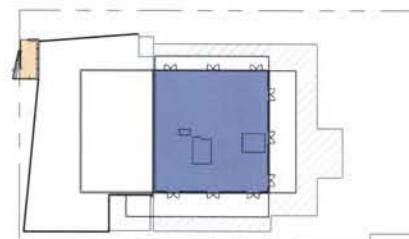
CHURCH: LEVEL 03, RES: LEVEL 05

AREA LOCATIONS	SITE AREA	LEVEL GSF	LOT OCCUPANCY
CHURCH	15,612 SF	5,020 SF	32.2%
RESIDENTIAL - ADDITION	15,612 SF	5,388 SF	34.5%
RESIDENTIAL - PARISH HALL	15,612 SF	1,709 SF	10.9%
TOTAL		12,116 SF	77.6%



CHURCH: LEVEL 04, RES: LEVEL 06

AREA LOCATIONS	SITE AREA	LEVEL GSF	LOT OCCUPANCY
CHURCH	15,612 SF	3,796 SF	24.3%
RESIDENTIAL - ADDITION	15,612 SF	5,183 SF	33.2%
RESIDENTIAL - PARISH HALL	15,612 SF	209 SF	1.3%
TOTAL		9,188 SF	58.9%



CHURCH: ROOF, RES: LEVEL 07

AREA LOCATIONS	SITE AREA	LEVEL GSF	LOT OCCUPANCY
CHURCH	15,612 SF	5,317 SF	34.1%
RESIDENTIAL - ADDITION	15,612 SF	129 SF	0.8%
RESIDENTIAL - PARISH HALL	15,612 SF	2,407 SF	15.4%
TOTAL		7,853 SF	50.3%

- CHURCH
- RESIDENTIAL - ADDITION
- RESIDENTIAL - PARISH HALL
- UNENCLOSED
- RAMP

TOTAL LOT OCCUPANCY:	86.7%
STANDALONE AREAS AS PERCENTAGE OF TOTAL LOT OCCUPANCY:	
RETAINED PARISH HALL:	19.2% - 3,003 SF
CHURCH SANCTUARY FLOOR:	32.2% - 5,020 SF
RESIDENTIAL LOBBY AND SERVICES:	18.9% - 2,962 SF
GARAGE ACCESS RAMP:	6.1% - 952 SF



LOT OCCUPANCY FLOOR-BY-FLOOR

Project Phase
BZA SUBMISSION

Scale
As indicated

Date
2015-08-28

A2.01

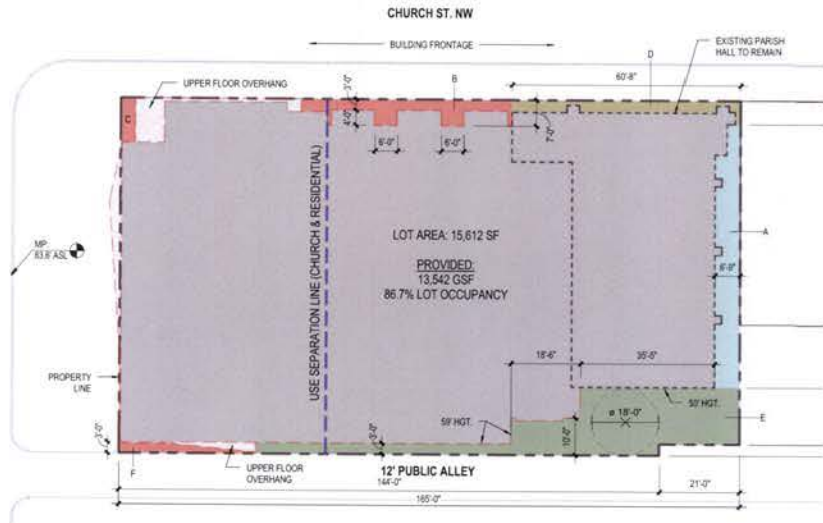


CURRENT DESIGN

LOT = 15,612 GSF

BUILDING FOOTPRINT = 13,542 GSF

LOT OCCUPANCY = 86.7% (87%)



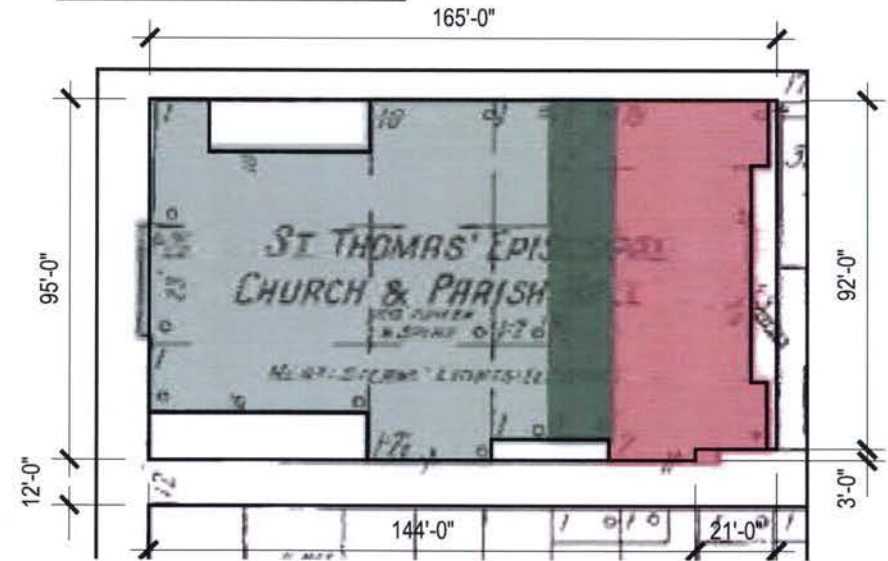
PREVIOUS CHURCH

LOT = 15,612 GSF

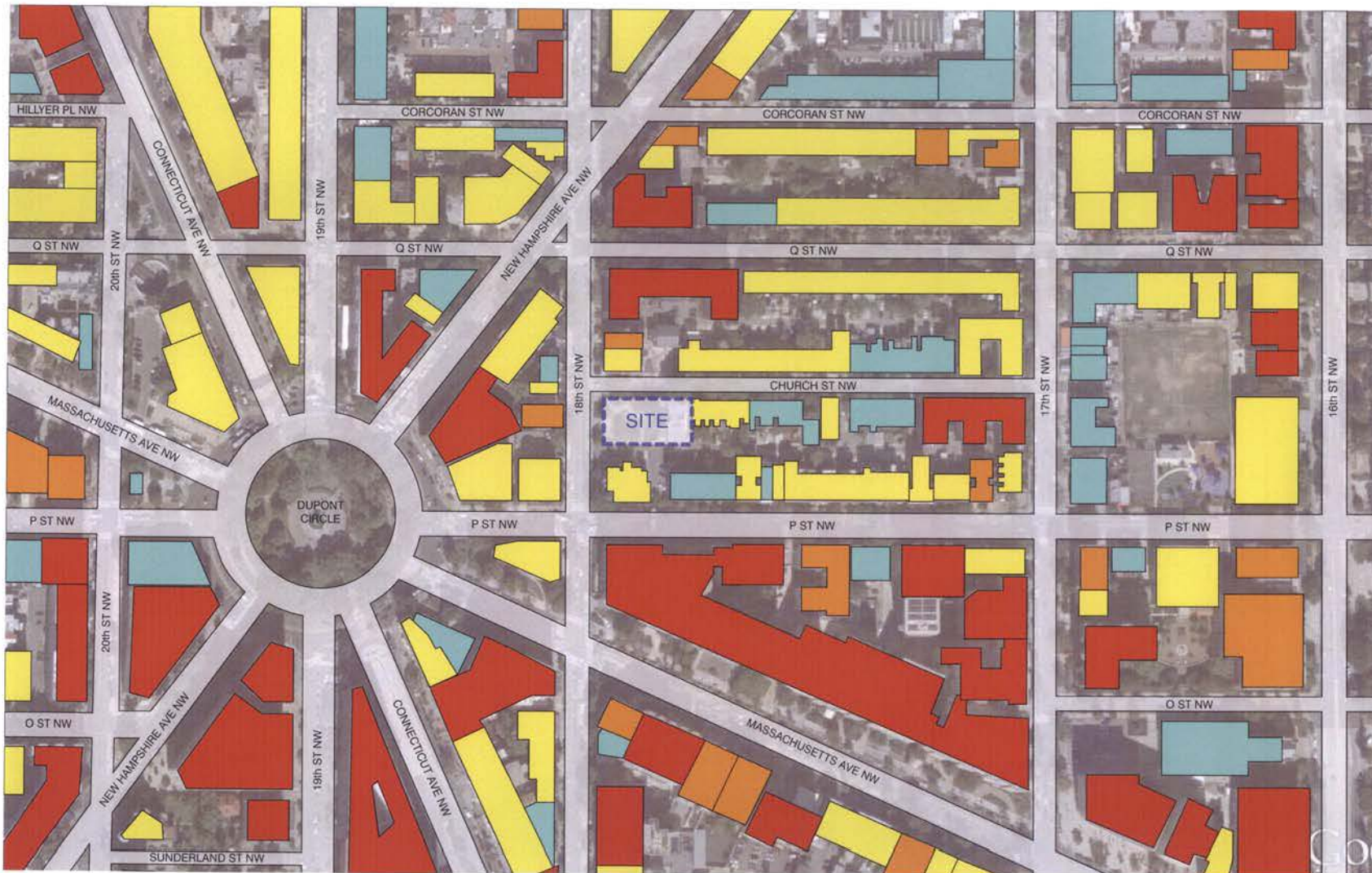
BUILDING FOOTPRINT = 13,680 GSF

LOT OCCUPANCY = 87.6% (87-88%)

St. Thomas Episcopal Church (light green) is extended to the east (dark green), while the new Parish Hall is constructed to the east in 1922.



PREVIOUS CHURCH LOT OCCUPANCY



HEIGHT ANALYSIS

ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

2015-06-04



Scale
1" = 200'

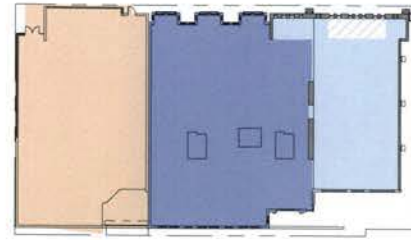


A2.10



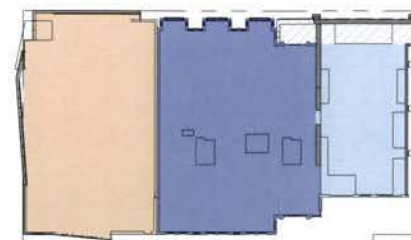
CHURCH: LEVEL 01, RES: LEVEL 01

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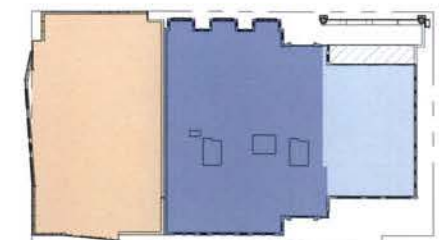
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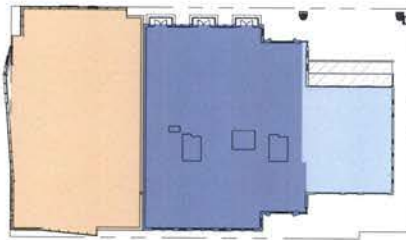
CHURCH: LEVEL 02, RES: LEVEL 03

AREA LOCATIONS	SITE AREA	LEVEL GSF	LOT OCCUPANCY
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TOTAL		12,920 SF	82.8%



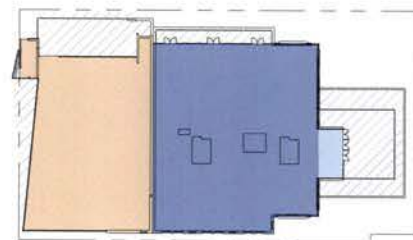
CHURCH: LEVEL 02 MEZ., RES: LEVEL 04

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TOTAL		12,638 SF	80.9%



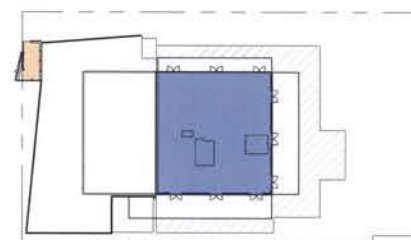
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RESIDENTIAL - PARISH HALL	15,612 SF	1,709 SF	10.9%
TOTAL		12,116 SF	77.6%



CHURCH: LEVEL 04, RES: LEVEL 06

AREA LOCATIONS	SITE AREA	LEVEL GSF	LOT OCCUPANCY
CHURCH	15,612 SF	3,796 SF	24.3%
RESIDENTIAL - ADDITION	15,612 SF	5,183 SF	33.2%
RESIDENTIAL - PARISH HALL	15,612 SF	209 SF	1.3%
TOTAL		9,188 SF	58.9%



CHURCH: ROOF, RES: LEVEL 07

AREA LOCATIONS	SITE AREA	LEVEL GSF	LOT OCCUPANCY
CHURCH	15,612 SF	5,317 SF	34.1%
RESIDENTIAL - ADDITION	15,612 SF	129 SF	0.8%
RESIDENTIAL - PARISH HALL	15,612 SF	2,407 SF	15.4%
TOTAL		7,853 SF	50.3%

- CHURCH
- RESIDENTIAL - ADDITION
- RESIDENTIAL - PARISH HALL
- UNENCLOSED
- RAMP

TOTAL LOT OCCUPANCY:	86.7%
STANDALONE AREAS AS PERCENTAGE OF TOTAL LOT OCCUPANCY:	
RETAINED PARISH HALL:	19.2% - 3,003 SF
CHURCH SANCTUARY FLOOR:	32.2% - 5,020 SF
RESIDENTIAL LOBBY AND SERVICES:	18.9% - 2,962 SF
GARAGE ACCESS RAMP:	6.1% - 952 SF



LOT OCCUPANCY FLOOR-BY-FLOOR

Project Phase
BZA SUBMISSION

Scale
As indicated

Date
2015-08-28

A2.01





PERSPECTIVE VIEW: 18TH & CHURCH STREET

ST. THOMAS' PARISH EPISCOPAL CHURCH / 1772 CHURCH ST. NW

2015-06-15

