Holland+Knight

Tel 202 955 3000
Fax 202 955 5564

Holland & Knight LLP
2099 Pennsylvania Avenue, N.W., Suite 100
Washington, D.C. 20006
www.hklaw.com

RECEIVED
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2007 JUL 12 AM 11: 39

Christine Moseley Shiker
202 457 7167
cmshiker@hklaw.com

July 12, 2007

VIA HAND DELIVERY
Board of Zoning Adjustment for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Additional Information in Support of Request for Modification to Previous Approval and Request for Waiver of Six Month Time Frame
Arena Stage – Board of Zoning Adjustment Case No. 17033

Dear Members of the Board:

Enclosed please find the following additional information in support of the above-referenced request by Washington Drama Society d/b/a Arena Stage (the "Applicant") for a modification to the approved plans from the previous Board of Zoning Adjustment approval set forth in BZA Case No. 17033 pursuant to 11 DCMR § 3129 and a waiver of the six month time frame set forth in 11 DCMR § 3129.3.

Tab A — Letter from the Commission of Fine Arts indicating its vote to approve the concept application for the modified project and delegating final approval to staff.

Tab B — Evidence of concept approval by the Historic Preservation Review Board and the accompanying staff report setting forth the recommendation that the revisions are consistent with the design concept and requesting delegation of further review to the staff.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17033
EXHIBIT NO. 35

Board of Zoning Adjustment
District of Columbia
CASE NO. 17033
EXHIBIT NO. 35

In addition, the Applicant requests that any approval of the modified project include a similar condition to that found in both BZA Order No. 17033 and BZA Order No. 16933-A:

> *The Applicant may modify the design of the building as may be approved by the Historic Preservation Review Board and/or the Commission of Fine Arts, provided that those changes do not increase any of the areas of relief granted by the Board of Zoning Adjustment.*

We look forward to the Board's consideration of this matter at its July 31, 2007, special public meeting. Should you have any questions or need additional information, please do not hesitate to have Office of Zoning staff contact me.

Very truly yours,

Christine Moseley Shiker

Enclosures

cc: Jennifer Steingasser, Office of Planning (Via Hand Delivery; w/enc)
Joel Lawson, Office of Planning (Via Hand Delivery; w/enc)
Advisory Neighborhood Commission 6D (See attached Proof of Service)

PROOF OF SERVICE

I hereby certify that on July 12, 2007, a copy of the foregoing Additional Information in Support of Request for Modification to Previous Approval and Request for Waiver of Six Month Time Frame was served on the following parties to the original proceeding:

Advisory Neighborhood Commission 6D (Via HAND DELIVERY)
25 M Street, S.W.
Washington, DC 20024
Attention: Roberta Weiner, Administrative Assistant

Christine Moseley Shiker, Esq.
Holland & Knight

A

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration

Received By

Filing Date 6.7.07

Date:

Staff

TRANSMITTAL LETTER – COMMISSION OF FINE ARTS

TO: The Commission of Fine Arts

This application is for: [X] Concept [ ] Final

The accompanying application HPA No. _____ and SH No. 07.101
Is referred for consideration and appropriate action in accordance with the provisions of D.C Law 2-144, the Historic Landmark and Historic District Protection Act of 1978 and in accordance with the following Act(s):

[ ] The Old Georgetown Act, Public Law 808, 81st Congress
[X] The Shipstead-Luce Act, Public Law 231, 71st Congress

PREMISE ADDRESS	LOT	SQUARE
1101 6th St, SW	129	472

Complies with the following D.C Zoning Requirements.

[ ] FAR
[ ] Use
[ ] Lot Occupancy
[ ] Set Back Requirements
[ ] Height

except W-1 6/7/07
Zoning Division

The submitted documents were checked for general compliance of the exterior features with the D.C Construction Codes: No objections to filing with CFA. This clearance does not constitute an approval for building permit.

6/7/07
Structural Section

Cleared to file with CFA by the Permit Service Center.

Permit Service Center

TO: Mayor's Agent for D.C Law 2-144, Public Law 808 and Public Law 231, for those applications also subject to D.C Law 2-144.

The Commission of Fine Arts returns the accompanying application with the recommendations as noted. SL07-101

Recommendation:

See attached letter dated 29 June 2007.

Chairman, Commission of Fine Arts. Date 5 July 07

Rev 6/20/03

Fine Arts HPRB Trans ltr.doc/Zip4

U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

NATIONAL BUILDING MUSEUM
401 F STREET, N.W., SUITE 312
WASHINGTON, D.C. 20001-2728

202-504-2200
202-504-2195 FAX

29 June 2007

Dear Mr. Richard:

In its meeting of 21 June, the Commission of Fine Arts reviewed and approved the revised concept design for the alterations to Arena Stage (case number S.L. 07-101) at 1101 Sixth Street, S.W., with final review delegated to the staff. The Commission members continue to support this project as a dramatic and elegant addition to the Washington waterfront and commended the architect for upholding the quality of the project despite budgetary constraints.

As there was not a quorum during the review of this project, the Commission's recommendation will be placed on the agenda for ratification at the July meeting. The Commission looks forward to review of other projects for the Arena Stage in the future. As always, the staff is available should you require additional guidance.

Sincerely,

Thomas E. Luebke, AIA
Secretary

Steven Richard, Executive Director
Arena Stage
1101 Sixth Street, S.W.
Washington, DC 20024

cc: Bing Thom, Bing Thom Architects



GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD

HPRB ACTIONS
JUNE 28, 2007

The Historic Preservation Review Board met to consider the following items on June 28, 2007.

HISTORIC LANDMARK NOMINATION
Martin Luther King Memorial Library, 901 G Street, NW, Case #06-01.
The staff report was approved indicating the Martin Luther King Memorial Library qualifies for listing in the D.C. Inventory of Historic Sites as a historic landmark with specific designation of a portion of the interior. The interior designation encompass the public spaces of the first floor, an area clearly representative of Mies' design principles for the building's interior space. Vote 8-0.

HISTORIC LANDMARK AND CLEVELAND PARK HISTORIC DISTRICT
Tregaron, 3100 Macomb Street, NW, HPA #07-173, revised concept/construction of two houses.
The HPRB asked the architect to investigate further reductions in the height of House 1 through reductions in floor heights and redesign of the dormer; otherwise, revised conceptual design approved. Vote 8-0.

HISTORIC LANDMARK
O Street Market, 1400 7th Street NW, HPA #07-103, concept/adjacent new construction.
Board approved revisions to concept which reduced portions of 110' towers roof to 90', lowered 9th Street bays to six stories, included retail pavilions on 8th Street, lowered cube adjacent to historic market to 80' and redesigned building behind Market. No formal action taken.

ANACOSTIA HISTORIC DISTRICT
1909-1913 Martin Luther King Jr. Avenue SE, HPA #06-xxx, revised concept/demolition and façade stabilization.
The Board approved the proper shoring of the facades and the subsequent demolition of the party walls, and the remaining framing and the removal of debris. The applicant and its assigns are required to retain, record, maintain and keep secure the facades. Further, the owner will appropriately rehabilitate them within the context of a new project subject to further Board review and discuss further with the Board the condition of its other properties located within historic districts. Finally, the project is delegated to staff for permit review of the demolition and shoring. Vote 8-0.

CAPITOL HILL HISTORIC DISTRICT
814 L Street SE, HPA #06-162, raze one-story frame building.
The HPRB adopted the staff report with one revision to the third recommendation changing the word require to request. Vote 8-0.

CAPITOL HILL HISTORIC DISTRICT
Eastern Market, 225 7th Street, SE, HPA #06-179, concept/reconstruction and renovations.
The HPRB approved the renovations as proposed with the exception of adding interior vestibules and delegated final approval to staff was approved. Vote 8-0.

~~522 7th Street SE, HPA #07-267, concept/new construction.~~
This case was deferred to the July 26 Hearing.

U STREET HISTORIC DISTRICT
2201 – 2211 14th Street NW, HPA #07-268, concept/alteration, new construction.
The HPRB approved revised massing that reorganized one-story YMCA entrance two bays to the west and reduced seven story height of new tower immediately behind three historic buildings by two floors. Vote 8-0.

1821 15th Street NW, HPA #07-134, concept/new four-unit apartment building.
The HPRB found the proposal to be incompatible with the character of its site; an alternative option that was more closely based on the historic context and former building on the site was found generally compatible and worthy of further exploration, as long as massing and footprint were respectful of the adjacent row. Vote 7-1.

MOUNT PLEASANT HISTORIC DISTRICT
1855 Lamont Street NW, HPA #06-105, revised concept/three-story rear addition.
This case was not reviewed at request of applicant.

LAFAYETTE SQUARE HISTORIC DISTRICT/SIXTEENTH STREET HISTORIC DISTRICT
Hay-Adams Hotel, 800 16th Street NW, HPA #07-237, concept/roof addition.
The staff report recommending the Board support the concept of a one-story addition that is set back from the existing elevations was approved. Vote 7-0.

HISTORIC LANDMARK AND GEORGETOWN HISTORIC DISTRICT
Williams-Addison House, 1645 31st Street NW, HPA #07-267, subdivision for new construction.
The staff report recommending the Board deny the subdivision as proposed and refer the application to the Mayor's Agent was approved. Vote 6-0.

CONSENT CALENDAR

JUNE 28, 2007

The Historic Preservation Review Board considered the following consent items on June 28, 2007. **All items were proposed for approval by the Board based upon the written record, without discussion passed by a vote of 8-0.**

HISTORIC LANDMARK NOMINATIONS
Cavalier Apartment Building, 3500 14th Street, NW, Case #07-35.
The staff report recommending the Board designate the Cavalier Apartment Building as a District of Columbia landmark and forward the nomination to the National Register of the Historic Places passed without comment.

Historic Landmarks

Arena Stage, 1101 6th Street NW, HPA #07-224, revised concept.
The staff report recommending the Board find the revisions consistent with the design concept and delegate further review to the staff passed without comment.

~~Tregaron, 3100 Macomb Street, NW, HPA #07-173, revised concept/construction of two houses.~~
This case was moved to the regular Agenda.

Capitol Hill Historic District

816 East Capitol Street NE, HPA# 07-222, concept/rear third floor addition.
The staff report recommending Board approval of the project in concept delegating final approval to staff passed without comment.

1117 East Capitol St SE, HPA #07-150, rear addition, basement excavation, roof deck.
The staff report recommending Board approval of the addition as proposed delegating final approval to staff passed without comment.

~~Eastern Market, 225 7th Street, SE, HPA #06-179, concept/reconstruction and renovations.~~
This case was moved to the Regular Agenda

~~111 2nd Street NE, HPA #07-270, two-story rear addition.~~
This case was removed from the Consent Calendar for a hearing at a later date.

121 6th Street NE, HPA #07-271, rear addition.
The staff report recommending Board approval of the project in concept delegating final approval to staff passed without comment.

Cleveland Park Historic District

3429 Ordway Street NW, HPA #07-229, revised concept/rear addition.
The staff report recommending Board approval of the addition as proposed delegating final approval to staff passed without comment.

3202 Rowland Place, NW, HPA #07-265, alterations to side façade.
The staff report recommending Board approval of the addition as consistent with the purposes of the preservation act passed without comment.

3315 Rowland Place, NW, HPA #07-273, addition/alterations to rear façade.
The staff report recommending Board approval of proposed alterations to the rear façade including an elevator shaft no higher than the second floor not to impact the existing roof line delegating final approval to staff passed without comment.

Fourteenth Street and Logan Circle Historic Districts

1330 13th Street, NW, HPA #07-264, concept/roof addition.
The staff report recommending approval of the addition along with further study and refinement delegating final approval to staff passed without comment.

Mount Pleasant Historic District

1620 Newton Street, NW, HPA #07-285, revised concept/subdivision and new construction of row house.
The staff report recommending Board approval of the new construction with conditions delegating final approval to staff passed without comment.

Sheridan Kalorama Historic District

2438 Belmont Road, NW, HPA #07-190, alterations, two-story rear addition.
The staff report recommending HPRB approval of the concept design for a two-story addition was approved without comment.

Takoma Park Historic District

606 Aspen Street NW, HPA #07-166, alteration/rear addition, screen porch and deck
The staff report recommending Board approval of the addition as designed delegating final approval to staff passed without comment.

U Street Historic District

1513 T Street, NW, HPA #07-274, concept/rear addition.
The staff report recommending Board approval of the concept proposal delegating final approval to staff passed without comment.

DENIAL CALENDAR

The following item is proposed for denial by the Board based upon the written record, without discussion.

Downtown Historic District

627 I Street, NW, HPA #06-530, raze.
The staff report recommending the Board find the demolition of 627 I Street not consistent with the purposes of the preservation law passed without comment.

Transcripts of Historic Preservation Review Board Meetings may be purchased from the court reporting agency that covered this hearing. Copies of individuals staff reports that are prepared in advance of the hearing are available upon request. Please contact HPO at 202.442.8835 for more details.

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Landmark/District:	**Arena Stage**	( ) Agenda
Address:	**1101 6th Street, SW**	(x) Consent Calendar
Meeting Date:	**June 28, 2007**	( ) Demolition
H.P.A. Number:	**07-224**	(x) New Construction
Date Received:	**4/26/07**	( ) Subdivision
Staff Reviewer:	**David Maloney**	(x) Conceptual Design

Arena Stage proposes to make various revisions to the program and conceptual design for its expansion of the theater facilities at Maine Avenue, 6th and M Streets, SW. The project is designed by Bing Thom Architects of Vancouver.

Project Background
The Mayor's Agent approved the Arena Stage expansion as a "project of special merit" in 2002. The special merit approval cites exemplary architecture and land planning as the basis for approval of the project.

The project involves the comprehensive modernization of a now inadequate theater complex dating from 1960 and 1969. It includes reorganization of the facility layout, addition of expansive new public lobbies and assembly spaces, complete new administrative and back-of-house facilities, and addition of a third auditorium. The existing Fichandler (the original theater in-the-round) and Kreeger theaters would be retained in the expanded complex.

Proposed Revisions
Arena proposes to modify its original concept in response to various programmatic, engineering, and cost concerns. The major revisions are elimination of the artists' apartments above the new "cradle" theater, the re-engineering and modification of the overhanging roof, and the removal of the continuous reflecting pool along the Maine Avenue front of the building. Less significant changes would involve the corner entrance at 6th and Maine, the terrace layout, and design of the north elevation facing the adjoining apartment complex.

Evaluation and Recommendations
The elimination of the artists' apartments above the "cradle" theater is largely programmatic in effect. With their removal, the design of the cradle's cylindrical shell is adjusted and reshaped to make it slightly higher, but the modification does not distrupt the overall design concept. In fact the simpler, more elemental skyline of the revised cradle is probably an improvement in the overall design, strengthening the sculptural quality of the architecture and focusing visual emphasis on the new auditorium rather than a secondary programmatic element.

The proposed roof redesign is the second iteration of a change necessitated largely by engineering constraints. The original roof design was premised on a system of tensile cables supporting the longest roof overhang: in essence, a version of cantilevered suspension bridge technology that proved far too challenging to construct. The roof has thus been revised as a more

conventional internal truss system. HPO and Commission of Fine Arts staff rejected a first iteration of this truss roof as visually too stiff and overbearing for the project, but the present refinement of that initial attempt recaptures the animation and elegance of the original design by sculpting the roof edges as long undulating bevels. As with the change to the cradle, the elimination of the roof cables leads to a simplification of the skyline that ultimately might be considered a design improvement overall.

The elimination of the long reflecting pool is unfortunate. As the Mayor's Agent noted in his order, the "innovative water feature" was one of the notable components of the exemplary architectural design. Its elimination is in part a cost issue but also an acknowledgement that large water features are notoriously difficult to maintain and can be unsightly when they are empty in the winter months (a large part of the theater season). On balance, the staff finds the removal of the pool acceptable since the essential elements that make the architecture exemplary still remain.

The other minor modifications of the design are consistent with the approved concept, although some further refinement of the north elevation would be beneficial. This side of the project is not highly exposed because it is close by the adjacent apartment building, but the earlier design with a series of projections and more horizontal articulation was more successful.

The staff recommends that the Board find the revisions consistent with the design concept and delegate further review to the staff.