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Board of Zoning Adjustment
District of Columbia
CASE NO. 17322
EXHIBIT NO. 37A3

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 15461 of **Capital City Suites, Inc.** (former applicant, **Chatham Lake Associates**), as further amended, pursuant to 11 DCMR 3108.1 and 3107.2 for a special exception under Subsection 2514.2 to allow the regulations applicable to that portion of a lot located in a less restrictive use district to be extended to that portion of the lot in a more restrictive use district, a variance from the allowable percentage of lot occupancy provision (Subsection 772.1), a variance from the floor area ratio limitation for other permitted uses (Subsection 771.2), and a variance from the rear yard requirement (Subsection 774.1) for construction of a mixed-use residential/commercial building in the C-2-C and R-5-B districts at premises 2501 Pennsylvania Avenue, N.W. [Square 14, Lot per subdivision (Lots 800 and 812)].

HEARING DATES: **February 27, April 24 and May 24, 1991 and June 9, 1993**

DECISION DATES: **September 4, 1991, June 9, 1993, February 2, 1994, November 6, 1996, September 3 and October 1, 1997**

DISPOSITION: On September 4, 1991, the Board **GRANTED the application** with **CONDITIONS** by a vote of 5-0 (Charles R. Norris, Sheri M. Pruitt, Paula L. Jewell, Maybelle Taylor Bennett and Carrie L. Thornhill to grant).

On June 9, 1993, the Board **GRANTED the application as further amended with CONDITIONS** by a vote of 3-0 (Paula L. Jewell, Sheri M. Pruitt and Angel F. Clarens to grant; Carrie L. Thornhill and Maybelle Taylor Bennett not present, not voting).

On February 2, 1994, the Board **APPROVED a MODIFICATION OF PLANS** by a vote of 4-0 (Angel F. Clarens, Maybelle Taylor Bennett and Craig Ellis to approve; Laura M. Richards to approve by absentee vote; George Evans not voting, not having read the record).

On November 6, 1996, the Board **APPROVED a SECOND MODIFICATION of PLANS** by a vote of 3-0 (Angel F. Clarens and Laura M. Richards to approve; Maybelle Taylor Bennett to approve by absentee vote; Sheila Cross Reid not voting, not having heard the case; Susan Morgan Hinton not present, not voting, not having heard the case).

On September 3, 1997, the Board **DENIED** the **MOTION for RECONSIDERATION** by a vote of 3 – 0 (Susan Morgan Hinton, Sheila Cross Reid and Laura M. Richards to deny; Maybelle

Taylor Bennett not present, not voting; Betty King not voting, not having heard the case. A motion made by Laura M. Richards, seconded by Sheila Cross Reid to deny the request for modification of plans, failed for the lack of a majority by a vote of 1 – 2 (Laura M. Richards to deny; Sheila Cross Reid and Susan Morgan Hinton opposed to the motion; Maybelle Taylor Bennett not present, not voting; Betty King not voting, not having heard the case). In addition, a motion made by Susan Morgan Hinton, seconded by Sheila Cross Reid to approve the modification request also failed for the lack of a majority by a vote of 2 – 1 (Susan Morgan Hinton and Sheila Cross Reid to approve; Laura M. Richards opposed to the motion; Maybelle Taylor Bennett not present, not voting; Betty King not voting, not having heard the case).

On October 1, 1997, the Board **APPROVED a THIRD MODIFICATION of PLANS** by a vote of 3 – 1 (Maybelle Taylor Bennett, Susan Morgan Hinton and Sheila Cross Reid to approve; Laura M. Richards opposed to the motion; Betty King not voting, not having heard the case).

FINAL DATES OF ORDERS: **August 13, 1993, March 7, 1994, February 3, 1997 and March 31, 1998**

MODIFICATION ORDER
(Fourth Modification)

BACKGROUND:

The application was initially granted by the Board on September 4, 1991. By Order dated August 13, 1993, the Board approved the use of the property as a mixed-use commercial/residential building in accordance with plans before the Board at that time. Subsequently, the application was amended and, as further described below, motions to modify the plans were approved on three separate occasions. In the interim, the owner of the property has also changed from the original applicant, Chatham Lake Associates, to Castleton Holdings, Inc., and then to the current owner, Capital City Suites, Inc., (CCSI). The plans were modified to accommodate the interests of the varying owners of the property.

The original applicant, Chatham Lake Associates, obtained approval from the Board in the Order dated August 13, 1993 for a mixed-use 6-story building, incorporating the existing vacant 5-story historic landmark Luzon building. By Order dated March 7, 1994, the Board approved a modification of plans for Chatham Lake to remove the proposed balconies and fenestration from the western wall in order to make the approved building elevation plans consistent with the approved floor plans. By Order dated February 3, 1997, the new owners, Castleton-Projector, L.P., obtained a modification of plans from the Board to devote the majority of the building to office use, to reallocate the residential space into one central location in the building, and to remove the west and north walls of the existing landmark building on the site.

Most recently, by the Order dated March 31, 1998, Castleton obtained Board approval for the inclusion of windows along the exterior western wall of the building, as well as the removal of an interior partition wall in the retail ground floor space to create a larger retail area on the western side of the lobby entrance. CCSI purchased the property from Castleton in June 1998 and intends to develop a predominantly residential building in accordance with the written agreements with the community. Unlike the prior owners, CCSI intends to own and operate the building after completion of construction. CCSI is therefore prepared to move forward with the project upon receipt of the necessary approvals.

Capital City Suites stated that the original approval requires a minimum prescribed amount of residential and retail space, and allows "flexibility to devote the remainder of the building to any permitted use in the C-2-C Zone District." Further, CCSI stated that the Zoning Administrator has confirmed that the proposed mix of uses, as shown on the plans, is consistent with the Board's prior approvals. However, because the plans themselves are different from the earlier approved version, a request for modification of plans is necessary.

THE PROPOSED MODIFICATION OF PLANS:

On August 20, 1998, counsel for the applicant, Capital City Suites, filed a request for a further modification of the approved plans. Capital City Suites maintains that the modifications will allow the project to move forward as a residential timeshare condominium with 68 to 72 units and with ground floor retail/service commercial uses. The previously-approved plan was for a predominantly commercial office building, with ground floor retail/service commercial uses and approximately 5,600 square feet of residential use on four floors, accessed from 25th Street.

CCSI presented a floor-by-floor summary of the proposed plan changes as follows:

Ground Floor

The uses as shown on the ground floor plan are identical to the uses approved in those locations in the previous plan. The lobby and building support functions (loading, garage, ramp, building support areas, fire egress stairs, shafts and pipe chases, etc.) have been somewhat reconfigured as dictated by the change in use of the building, for maximum efficiency and code compliance. The plan far exceeds the minimum ground floor retail/service area required in the Board's original approval. The building has been recessed at the alley to provide an appropriate loading platform.

Upper Floors

The building will contain between 68 and 72 dwelling units. The actual count will be subject to final refinement in code and engineering requirements. The plans as submitted show 70 units. Fire egress stairways have been relocated in accordance with code requirements. The exterior wall at the northwest corner of the building has been reconfigured and recessed in order to provide required light and ventilation to the residential units in that portion of the building. There are no windows in the building along the western lot line. The residential units on the

second and third floors in the prior plan were walk-up units accessed from 25th Street. Because those floors are now entirely residential, the units in that portion of the building can be accessed through the main lobby. In the new plan, the only units accessed from 25th Street are on the basement and first floor levels.

Roof Plan

Because of the recess in the northwest corner of the building beginning at the second floor level, the footprint of the penthouse has been reduced in order to comply with the setback requirement.

Parking

This project is exempt from parking and loading requirements pursuant to 11 DCMR Sections 2100.5 and 220.5, because the existing Luzon building on the site is a historic landmark, and will be retained in the new project. The existing approved plans for the office/retail/residential building included two levels of parking, including excavation beneath the historic landmark on the site. The proposed plan shows one level of parking, with no excavation beneath the landmark. If the parking exemption did not apply to this project, 19 parking spaces would be required. As the new plan indicates, every available square foot in the parking level, including vault space has been utilized to provide 18 parking spaces (including two handicapped spaces). Given the nature of the proposed residential timeshare use, CCSI believes that the demand for parking in the building will be far less than that projected for the previous office development. In addition, the elimination of excavation beneath the landmark building will also help to insure that the preservation goals of this project are met.

The following table is a comparison of the zoning issues involved:

	Approved Plans	***Proposed Modifications***
Height:		
To top of roof	70' 0"	70' 0"
To top of penthouse	78' 0"	78' 0"
Stories	6	6
Gross floor area	53,625 sq. ft.	52,527 sq. ft.
FAR:		
Total	5.26	5.16
Residential	0.55	4.77
Nonresidential	4.71	0.39
Penthouse	0.19	0.16

Along with the motion, CCSI submitted to the Board a complete set of plans showing the proposed modifications. Also submitted for comparison purposes was a compilation of the approved plans in the record as modified by the above referenced orders. CCSI summarized the modifications stating that the plan changes requested herein do not change the height or design of the building. The existing exterior walls of the landmark Luzon building will be retained and

incorporated into the project. The only change to the exterior of the building is a slight reconfiguration and recessing of the exterior walls at the northwest corner of the building, in order to provide the necessary windows to comply with residential light and ventilation requirements. As a result, the FAR of the building, and the FAR of the roof structure are slightly less than previously approved. The building will be predominantly residential. The retail commercial uses on the ground floor are located entirely in the C-2-C District and there is no office or other commercial space in the R-5-B portion of the building, as in the previous plans.

Capital City Suites, Inc. stated that it purchased the project in June of this year, and that it is prepared to move forward with a predominately residential project upon issuance of all necessary approvals. CCSI believes that the plan modifications requested herein are minor and do not change the material facts the Board relied upon in approving the application. Therefore, CCSI requested approval of these modifications to the plans.

The motion was served on all parties involved in the application. Two responses to the motion were submitted into the record. Both letters were in support of the proposed modification of plans. No letters in opposition were received.

The first letter, submitted by Barbara Kahlow, dated August 26, 1998, stated that Mrs. Kahlow fully supports this developer's plans for the property. She believes that the latest proposed modification is a vast improvement over the other two plans. Specifically she supports (a) the scale (no more than six stories in keeping with this special "gateway to Georgetown" block); (b) planned retail component on Pennsylvania Avenue (for street life); and (c) the expanded residential component, which is in keeping with the rest of the block on 25th Street and the Westbridge Condominium on Pennsylvania Avenue at 26th Street. She stated that since the third and current developer already has secured financing and does not need to identify another user, the proposed development should finally move swiftly. Therefore, she urged the Board to approve the proposal.

The second letter, dated August 26, 1998, was from Robert J. Niemic who stated that he first opposed the design of the project at the earlier hearings, however, after significant changes were made, he supported the project and was a co-signer of the 1993 settlement agreement between the developer and several members of the Foggy Bottom community. He stated that his support for the project continues because the current plan addresses many of the concerns of the community.

THE STANDARD FOR REVIEW OF PROPOSED MODIFICATIONS:

Requests for modification are required to meet the provisions of 11 DCMR 3335. Pursuant 11 DCMR 3335.2, "The Board shall consider requests to approve modifications to plans approved by the Board...." The standard for review appears in Subsection 3335.7 which states that "Approval of requests for modification of approved plans shall be limited to minor modifications that do not change the material facts the Board relied upon in approving the application." The movant maintained that the modifications requested are minor and do not

change the material facts that the Board relied upon in approving the application. Therefore, CCSI requested that the motion be approved.

Upon consideration of the motion, the responses and the applicable rules, the Board concludes that the movant has met the burden of proof for approving a motion for modification of plans. The Board concludes that the proposed changes are minor and do not change the material facts relied on by the Board in approving the initial application. The Board concludes that many of the dimensions will remain the same. Furthermore, under the proposed plan, the residential portion is being increased while the nonresidential portion is being decreased. The Board notes that these changes are looked upon favorably the area residents and parties to the application. No opposition has been expressed in relation to the proposal. The Board is also pleased that this project will move forward after such a long delay.

The Board notes that the motion was filed within six months of the most recent Board order on the matter, therefore, the motion is timely. The Board further notes that all of the Board Members participating in the vote on this matter have read the record in the application.

In light of the foregoing, the Board hereby **ORDERS** that the **FOURTH MOTION for MODIFICATION of APPROVED PLANS** is **APPROVED, SUBJECT** to the **CONDITION** that construction shall be in accordance with plans marked as **Exhibit No. 153** of the record.

DECISION DATE: **September 16, 1998**

VOTE: **3 – 0** (Betty King, Jerry H. Gilreath and Sheila Cross Reid to approve.)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Tracey Hitten Rose
for **SHERI M. PRUITT-WILLIAMS**
Interim Director

Final Date of Order: DEC - 4 1998

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT

TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR § 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT.

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF TWO YEARS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

BZA APPLICATION NO. 15461

As Interim Director of the Office of Zoning, I certify and attest that on DEC - 4 19[illegible] a copy of the order entered on that date in this matter before the Board of Zoning Adjustment was mailed first class, postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Christopher H. Collins, Esquire
Wilkes, Artis, Hedrick and Lane
1666 K Street, N.W., Suite 1100
Washington, D.C. 20006

Ranee Lewison
1112 – 25th Street, N.W.
Washington, D.C. 20037

Ian Howes
1112 – 25th Street, N.W.
Washington, D.C. 20037

Geoffrey Tyler
Foggy Bottom Historic District Conservancy
949 – 25th Street, N.W.
Washington, D.C.

Charles L. Clapp, President
Westbridge Condominium Association
2555 Pennsylvania Avenue, N.W.
Washington, D.C. 20037

Robert J. Neimic
2555 Pennsylvania Avenue, N.W., Suite 108
Washington, D.C. 20037

William Taylor
2555 Pennsylvania Avenue, N.W.
Washington, D.C. 20037

David Fitch
Chatham Lake Association
2311 M Street, N.W., Suite 501
Washington, D.C. 20035

Keyvant Ahdut
1112 – 25th Street, N.W.
Washington, D.C. 20037

Lillian K. Pilzer
2555 Pennsylvania Ave., N.W., Ste. 419
Washington, D.C. 20037

David B. Bowes
2555 Pennsylvania Avenue, N.W., Ste. 618
Washington, D.C. 20037

Richard Price
Foggy Bottom Association
2555 Pennsylvania Avenue, N.W.
Washington, D.C. 20037

Sara Maddux
522 21st Street, N.W., Apt. 401
Washington, D.C. 20006

Barbara F. Kahlow
The Westbridge, #404
2555 Pennsylvania Avenue, N.W.
Washington, D.C. 20037

Richard B. Nettler, Esquire
Robins, Kaplan, Miller and Ciresi
1801 K Street, N.W., Suite 1200
Washington, D.C. 20006

Michael J. Walden, Chair
Westbridge Condominium Association
Committee
2555 Pennsylvania Avenue, N.W.
Washington, D.C. 20037

Fran Goldstein, Chairperson
Advisory Neighborhood Commission 2E
3265 S Street, N.W., #801
Washington, D.C. 20007

Walter Anderson
2555 Pennsylvania Avenue, N.W., #801
Washington, D.C. 20037

Robert Kincaid
1112 25th Street, N.W.
Washington, D.C. 20037

Kyle Pitsor, Chairperson
Advisory Neighborhood Commission 2B
Dupont Circle
P.O. Box 33224
Washington, D.C. 20033

Bernard Mozer, Chairperson
Advisory Neighborhood Commission 2A
St. Mary's Court
725 24th Street, N.W.
Washington, D.C. 20037

Marilyn Jackson
c/o Catolyn Okelo-Odongo
2500 Virginia Avenue, N.W., Suite 605
Washington, D.C. 20037

Lohva Wakefield
2555 Pennsylvania Avenue, N.W.
Washington, D.C. 20037

Maria Tyler
949 25th Street, N.W.
Washington, D.C. 20037

Christine Garner
1136 25th Street, N.W.
Washington, D.C. 20037

Aimee Zelter
2555 Pennsylvania Avenue, N.W., Suite 607
Washington, D.C. 20037

Attested By: Tracey Hitten Kose
for **SHERI M. PRUITT-WILLIAMS**
Interim Director

Date: DEC - 4 1999

Attest/ljp

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HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Landmark/District:	**The Luzon Apartments**	(x) Agenda
Address:	**2501 Pennsylvania Avenue, NW**	( ) Consent
Meeting Date:	**October 28, 2004**	(x) New construction
Case Number:	**04-489**	(x) Demolition
Date Received:	**September 30, 2004**	(x) Alteration
Staff Reviewer:	**Tim Dennée**	(x) Concept

The applicant, Christopher H. Collins of Holland & Knight LLP, for owner Intrepid 2501 Acquisition LLC (Intrepid Real Estate), requests the Board's conceptual review of a proposal to construct a seven-story apartment building on the lot of and adjacent to the landmark Luzon apartment building. The side and rear walls, roof, and the entire interior of the existing building would be demolished. The facades—that is, the Pennsylvania Avenue- and 25th Street-facing walls of the building—would be retained and restored, with a corner tower element rebuilt, windows replaced, storefronts restored/rebuilt, etc. The architecture firm is Brennan Beer Gorman Monk (in cooperation with Cagley+Associates, GHT Limited, and Wiles Mensch Corp.). The design has changed since earlier approved versions of a concept for this site, but the vocabulary is generally the same. The sixth story of the proposed building would be set back two feet from the plane of the lower floors, and the seventh story would be set back an additional five feet, in part, to provide decks or balconies facing the streets. The mechanical penthouse would rise only eight feet above the roof. An underground garage would be entered off Pennsylvania Avenue.

Background

A certain amount of background information is necessary to understand what is being proposed presently and why, and what reviews and decisions have occurred relating to this property in the past.

The Luzon, designed by prolific Washington architect Nicholas T. Haller, was built in 1896 and was designated a landmark in 1990 in recognition of its significance as one of the few remaining examples of the earliest era of local apartment building construction. The building "illustrates the evolution of middle-class apartments from rowhouse precedents." Later known as the Westover, the building generally retains its integrity, but the original corner tower has been lost, and the first floor was altered with the addition of projecting storefronts during the early twentieth century.

In 1991, the then-owners applied for conceptual review of a proposal to restore the building's exterior[1] but demolish the interior, and to construct a new, eight-story (85-foot-tall) building to wrap around the landmark and face both Pennsylvania and 25th. The Board rejected the demolition, voting to recommend to the Mayor's Agent that such demolition be denied. The Board also did not support the new construction's height, considering it too large in relation to the landmark and thus incompatible. The applicant returned with a seven-story (78-foot-tall) revision without the extensive structural demolition previously proposed. The Board approved the height of the new building, but not the 14'6" height of its proposed penthouse. The applicant returned the next year (1992) with a twelve-foot penthouse, but the Board rejected it in favor of only eight feet. The other significant design change at that time was that the applicant requested and was approved for the retention and reconstruction of the later storefronts that flank the landmark's corner entrance.

The other, simultaneous development related to the site was a subdivision in late 1991 intended to consolidate Lot 800, the Luzon lot, with Lot 812, the now-vacant land around the Luzon that would accept the infill construction.[2]

In 1993, a new owner-applicant came before the Board with a six-story design whose height, including penthouse, would not exceed the height of the reconstructed tower on the Luzon. The applicant committed to preserving and restoring the landmark. The Board approved the application.

In 1996, a new owner-applicant came before the Board with the same project as that of 1993, but also requesting to demolish the rear and side walls and interior of the Luzon, i.e., retaining only the street-fronting facades. The Board referred the project to the Mayor's Agent, as required by law, for review of substantial demolition. The applicant did not pursue the project.

In 1999, a new owner-applicant came before the Board with the same six-story construction and demolition proposal as that of 1996 (including the same elevation drawings as that of 1993/1996). The outcome was the same, except that the applicant went before the Mayor's Agent, and the demolition was approved based on the building's condition and fire code issues, with the trade-off that the already conceptually approved preservation scope would go forward.

Evaluation

The elevations shown suggest that the new construction could be handsome, essentially a Beaux Arts apartment or hotel building typology, faced with limestone. It is appropriate

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[1] According to the March 26, 1991 staff report, the summary of the preservation scope of work was to "replicate paint and trim color to the original and rebuild the tower structure so that the building will truly anchor its corner. The fenestration will be milled to match existing or original. All of the exterior walls will remain..." The report continues in greater detail.

[2] That land had recently contained two older rowhouses that had been demolished without permit, an action which apparently led to a lawsuit from community members and which, in turn, led to a private settlement that specified, among other things, a six-story height to any new construction. This prompted the six-story proposed height of the concept approved in 1993 and, by the Mayor's Agent, in 1999.

to distinguish architecturally the new construct from the old so as not to "water down" or overwhelm the historic building.

The Board's recommendation of 1993 and the Mayor's Agent's ruling of 1999 appear to be correct with regard to the height of the new construction, particularly in light of the latter's approval of the demolition of most of the landmark. Variances in height are to be expected within a city and, if this were simply a case of new construction on a vacant lot in an historic district characterized by such disparities, then a difference of one or two stories might be of little consequence.[3] The fact that this project is proposed for a landmark property, however, requires that the protection of the landmark be the foremost consideration.[4] As a consequence, the new construction—essentially an addition to the landmark—should respect, if not defer to, the landmark structure.

The corner tower, dismantled at some time in the past, was the visual focal point of the apartment building, a typical, late-nineteenth-century method of terminating a building at an acute corner. As late as the 1960s, the Luzon with its tower was the tallest building on its square. From a design point of view, the logical way to proceed with an addition or adjacent building would be to make the upper termination consistent with the cornice line of the landmark[5], avoiding competition with the tower to be the highest element. The six-story proposal previously approved, however, is successful because it could still respect the cornice line while having a single attic story above, as traditional. That height would also make the proportions more pleasing, as it would make the street elevations read somewhat vertically, rather than squarish. Most important, the height of the sixth story would not exceed the overall height of the tower, retaining the latter as the most conspicuous element and focus of the corner. The effect of diminishing perspective would make a sixth floor recede behind the tower when viewed from the east, but a seventh story is high enough that it would provide an unfortunate backdrop. But it is worth stating that the reconstruction of the tower is essential to make a claim that even six stories is an appropriate height for the new construction. The architects have broken up the mass above the cornice line with slight setbacks of two and five feet and with the vertical pilasters on the facades, but the effect of the latter would likely be to lead the eye upward from the bays and right to the top floor rather than diminishing attention to the latter.

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[3] In fact, had not a previous owner consolidated the landmark lot with the lot next door in order to aggregate more buildable land for the project, the new construction would have been beyond the authority of the Board to review for compatibility with the landmark. While Pennsylvania Avenue has a wide variety of heights and sizes of buildings, the most immediate context for the Luzon is of buildings even lower than itself.

[4] The preservation law, of course, sets out as its first purpose to "[e]ffect and accomplish the protection, enhancement and perpetuation of improvements and landscape features of landmarks and districts which represent distinctive elements of the city's cultural, social, economic, political and architectural history." With particular respect to landmarks, the law's expressed purpose is not only to "retain and enhance" them and to "encourage their adaptation for current use," but also to encourage their "restoration." (See D.C. Official Code Section 6-1101.)

[5] And, incidentally, consistent with the height of the ridge of the mansard roof of the adjoining landmark, the Mullett Rowhouses, at 2517-2525 Pennsylvania Avenue.

The idea of a deck atop the Luzon accessed from the sixth floor of the adjacent construction is acceptable, but as with any other historic building, the Board's design guidelines for such decks should apply. That is, rooftop decks "should be located so [they are] not visible from the street."[6] The deck and its railing can surely be made invisible. The pergola, on the other hand, is undoubtedly a useful feature for a deck, but not a necessary one, and one that would tend to draw the eye, in competition with the corner tower. It would also belie the fiction of the otherwise apparent distinction and separation of the infill construction from the landmark. To a lesser extent, the same is true of balconies that would face or project over the rear of the landmark (but these only occur on the proposed seventh story).

The previously approved plans depicted the garage entrance on 25th Street, an appropriate approach since that is, relatively speaking, the minor or side street (see attached drawing of the 1993/1996/1999 eastern elevation[7]). In addition, the juxtaposition of the main pedestrian entrance with the vehicular entrance and exit is unfortunate because the most important, formal part of the design is interrupted by an over-scaled, out-of-character, asymmetrically placed element. There is no doubt that the applicant will be willing and capable of providing a garage door of quality materials and construction. The doors drawn are somewhat reminiscent of firehouse doors, but the issue is really that such out-of-character elements as vehicular doors and their openings have traditionally been placed at the least obtrusive location for the sake of architectural coherence and hierarchy and the minimization of vehicle-pedestrian conflicts.

It should be kept in mind that the extent of demolition already permitted by the Mayor's Agent decision—and proposed for the stated purpose of necessity to otherwise save the landmark—is substantial and could be characterized as severe. Façade projects are not the sort of resolution that the Board ever encourages, but which in a very few instances are unfortunately necessary. It is incumbent upon all parties involved to treat what is left of the landmark property with the greatest sensitivity in accordance with explicit purposes of the preservation law.

Procedure

Given the 1999 Mayor's Agent decision and order, any significant modification of the project must return to the Mayor's Agent for approval—unless, of course, all parties are willing to consider this an entirely new proposal, with no vested rights regarding any particular design, height or degree of demolition previously approved (in accordance with 10 DCMR Title 10A Section 411.5). The design of the project *has* changed significantly with regard to height and detail and the relocation of the garage entrance.

The staff recommends that the Board reconfirm the earlier approvals of six-story-tall new construction and refer any subsequent preliminary or permit applications for seven or

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[6] "If this is not possible, the design of the portion of the deck visible from the street should be compatible with the proportion, scale, materials, color and other character-defining elements of the building." *District of Columbia Historic Preservation Guidelines: Roofs on Historic Buildings*, p. 12.

[7] That proposal placed the garage opening on the side of the 25th Street entrance opposite the turn-of-the-twentieth-century rowhouses to the north.

more stories to the Mayor's Agent if the applicant wishes to pursue the additional height. Further, the staff recommends that the applicant be required to follow the earlier commitments to exterior restoration of the Luzon and the plans for locating the garage entrance on 25th Street. Any design refinements or changes, working drawings and preservation scope for this project should return to the Board for further review. The Luzon's corner tower, for instance, should be reconstructed as nearly as possible to the original, based on available evidence, rather than a more schematic generalized approach, and the rooftop pergola should be eliminated.

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HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Landmark/District:	**The Luzon Apartments**	(x) Agenda
Address:	**2501 Pennsylvania Avenue, NW**	( ) Consent
Meeting Date:	**December 16, 2004**	(x) New construction
Case Number:	**04-489**	(x) Demolition
Date Received:	**September 30, 2004**	(x) Alteration
Staff Reviewer:	**Tim Dennée**	(x) Revised concept

The applicant, Christopher H. Collins of Holland & Knight LLP, for owner Intrepid 2501 Acquisition LLC (Intrepid Real Estate)[1], requests the Board's conceptual review of a proposal to construct a seven- to eight-story apartment building on the lot of and wrapping around the landmark Luzon apartment building. The side and rear walls, roof, and the entire interior of the existing building would be demolished. The facades—that is, the Pennsylvania Avenue- and 25th Street-facing walls of the building—would be retained and restored, with a corner tower rebuilt, windows replaced, storefronts rebuilt, etc.

For the September hearing, the staff report outlined the history of this property since its landmark designation in 1990. The most pertinent and most recent development in that history is the fact that the Mayor's Agent approved the demolition of all but the two street-facing walls of the landmark building in the interest of making the then-proposed six-story new construction project feasible.

At the last hearing, the Board did not deny an additional, seventh story but directed the applicant to restudy the design to show whether a building higher than six stories could be compatible. The Board directed that the proposed garage entrance be moved from Pennsylvania Avenue to the 25th Street side. The Board also recommended that the new construction be pulled farther off the "top" of the Luzon.[2]

Since the last hearing, the applicant has made several changes to the design. The garage entrance has been relocated to 25th Street and reduced to the least possible width—a real improvement.

[1] The architecture firm is Brennan Beer Gorman Monk (in cooperation with Cagley+Associates, GHT Limited, and Wiles Mensch Corp.).

[2] Of course, all but two exterior walls of the Luzon would be demolished; new construction will occur within the Luzon itself. But the drawings thus far show new construction above the Luzon's roofline encroaching over the footprint of the landmark.

The drawings for the reconstructed storefront have been refined, improving the proportions of the vertical and horizontal elements and adding higher bases to the windows. Because the existing storefront is apparently an early-twentieth-century intervention (much altered subsequently), it is appropriate to reconstruct it and avoid the problem of having to restore the demolished first-floor wall facing Pennsylvania Avenue. The storefront has clearly been altered over its life (including having some new brickwork and parging, not to mention new cornice, some cladding, etc.), and it is not clear what, if anything, remains of the original construction. In any case, the drawings suggest wholesale demolition and reconstruction of the storefront, largely in order to pull it away from the original corner entrance. The present storefront has two tiers, a higher one that is essentially a wall pierced by the lower one, a more typical early-twentieth-century display projection of about eight and half feet in height. The storefront proposed, however, is shown at essentially the height of the present higher tier, useful because it had been initially proposed to support a roof terrace to be accessed from the second-story unit. It is unusual to put a terrace atop a storefront or have one overlooking pedestrians immediately below. As a consequence, it appears that the applicant has removed the terrace from the plans. If the entire storefront is to be rebuilt, then it should be as low as possible, i.e., as low as a traditional projection, because a higher storefront obscures views of the second-story openings and would steal attention from the original entrance. One guide for its height may be the height of the opening in the Luzon's wall behind it, but the staff has never had an opportunity to inspect the building's interior.

The tower design is nearer to the original, but its interior space is not fully enclosed, but open to the elements; the structure would be penetrated by the adjoining rooftop deck serving the seventh-floor unit on the Pennsylvania Avenue side and would serve as something of a belvedere. The tower should be as accurate as possible a reconstruction.

The projection of the oriels (seen is side elevation on Sheet A9) should be less. They should not have blank sides but rather be hemi-hexagonal, with the angled, windowed sides meeting the façade.

The primary material on the 25th Street portion of the new construction has been changed from limestone to brick. This distinguishes the Pennsylvania Avenue and 25th Street masses to make them appear as two traditional buildings rather than one large, monochromatic mass wrapped around and above the landmark. The new brick will undoubtedly be sufficiently different from the Luzon's to provide a subtle contrast and distinction.

There have also been substantial changes to height and massing. On the Pennsylvania Avenue side—in place of the former sixth floor set back two feet and seventh floor set back about five—the sixth floor has been brought flush with the face of the floors below, and the seventh has been pushed back twelve feet from the front and about six feet on either side for some distance back and given a mansard roof (see seventh-floor plan on Sheet A4 in the attached drawings). To compensate for the loss of floor area, a set-back eighth floor has been added to the 25th Street side of the building. It would serve as the bedroom level for the unit below and would be reached by an internal stair.

Variations in height are to be expected within a city and, if this were simply a case of new construction on a vacant lot in an historic district characterized by such disparities, then a difference of one or two or three stories might be of little consequence. The fact that this project is proposed for a landmark property, however, requires that the protection of the landmark be the foremost consideration. The new construction on the landmark property should respect, if not defer to, the landmark structure. The test of height compatibility in this case is the relationship of the new construction to the old building and particularly to the reconstructed corner tower. Historically, the tower was the highest point on the block, and as a matter of deference and hierarchy, should still be able to be seen against the sky instead of against the backdrop of a larger building. The Luzon can easily be seen from as far east as Washington Circle. At 24th Street, the 110-foot Westbridge Apartments provides a solid backdrop. But the most important and best view is from closer in on Pennsylvania, a little east of 25th, where one can take in the entire building and look up at the tower (see Sheet A12).

A building of six stories on the Pennsylvania Avenue side is about right; any taller and it would exceed the height of the Luzon tower and, in fact, would be a backdrop to the tower when the building is viewed from Pennsylvania Avenue. Any shorter and it looks squat. The newly proposed setback from Pennsylvania Avenue may have some effect in reducing the apparent bulk when that portion of the building is seen straight on, but does little to change the relationship between the seventh floor and the tower. The seventh floor should be set back completely. That is to say that there should be no seventh floor on the Pennsylvania Avenue side but what can be located behind (west of) the core and be seen as part of the penthouse mass (and then presumably to be part of the unit on the seventh floor of the 25th Street portion). This would further distinguish the two portions of the new construction by making one clearly taller. While it may be counterintuitive to have a shorter building on the wider street, it makes sense because of the different frontages the Luzon has on the respective streets. Simply put, on 25th Street the higher building would be farther from the corner and less conspicuous from Pennsylvania. Some compensation may be made by making the eighth floor on 25th Street a full floor rather than a set-back penthouse. If there is a full eighth floor and that floor becomes an additional unit, then the penthouse housing the stair elevator core would have to rise above the eighth-floor roof, unfortunately (but the eighth floor could conceivably instead become bedrooms for *two* units below, on the other hand). Since the penthouse and the 25th Street construction would be of roughly the same height and the Pennsylvania Avenue construction considerably lower, then it would make sense to consider making the penthouse material the same as that of the 25th Street construction rather than like that on Pennsylvania Avenue.

Finally, the applicant has addressed to some extent the recommendation that the higher, new construction be pulled away from the top of the Luzon. The east side wall of the sixth story of the Pennsylvania Avenue portion would run back about 37 feet before returning about six feet westward, then running back again at an angle toward the 25th Street construction (see Sheet A3). The most problematic part of this is the connection between the two apparent buildings at the sixth and seventh floors. As seen in Sheet A12, this connection would be fairly conspicuous over the roofline of the Luzon. The

fact that the mass is stepped and comes so far forward over the Luzon is unnatural and unduly complicated. The angle and depth at which they meet the 25th Street construction is also odd and serves to reinforce the feeling of a much more massive building simply wrapping the Luzon. If the seventh floor is removed from the Pennsylvania Avenue side, then it obviates the need for the seventh-story gallery. Then, the projection of the sixth story atop the Luzon can be reduced by giving up most of the living room space (see Sheet A3) and reworking the sixth-floor unit on 25th Street to accommodate the living room.

It should be kept in mind that the extent of demolition already permitted by the Mayor's Agent decision—and proposed for the stated purpose of necessity to otherwise save the landmark—is substantial and could be characterized as severe. Façade projects are not the sort of resolution that the Board ever encourages, but which in a very few instances are unfortunately necessary. It is incumbent upon all parties involved to treat what is left of the landmark property with the greatest sensitivity in accordance with explicit purposes of the preservation law. As a matter of procedure, any significant modification of the project subsequent to the Mayor's Agent's 1999 order must return to the Mayor's Agent for approval.

The staff recommends that the Board request further revision to the concept in order to remove the seventh floor from the Pennsylvania Avenue portion of the new construction; to permit a seventh or eighth floor on the 25th Street portion of the new construction, whose façade would be in the same plane as the façade below; to pull the new construction off the Luzon as suggested above; to retain the proposal of distinguishing the two sections of new construction using different materials; and to continue to refine the storefront, oriels and tower as suggested above.

3

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Landmark/District:	**The Luzon Apartments**	(x) Agenda
Address:	**2501 Pennsylvania Avenue, NW**	( ) Consent
Meeting Date:	**February 24, 2005**	(x) New construction
Case Number:	**04-489**	(x) Demolition
Date Received:	**September 30, 2004**	(x) Alteration
Staff Reviewer:	**Tim Dennée**	(x) Revised concept

The applicant, Christopher H. Collins of Holland & Knight LLP, for owner Intrepid 2501 Acquisition LLC (Intrepid Real Estate)[1], requests the Board's conceptual review of a proposal to construct a seven- to eight-story apartment building on the lot of and wrapping around the landmark Luzon apartment building. The side and rear walls, roof, and the entire interior of the existing building would be demolished. The facades—that is, the Pennsylvania Avenue- and 25th Street-facing walls of the building—would be retained and restored, with a corner tower rebuilt, windows replaced, storefronts rebuilt, etc.

At the last hearing, in December, the Board expressed concerns about the new construction unnaturally crossing over what would be perceived as the roof or footprint of the landmark Luzon. Not only troublesome in itself, combined with the proposed height of the new construction, that sort of encroachment would compromise the reconstructed tower's ability to stand out against the sky.

So, since the last hearing, the applicant has pulled the Pennsylvania Avenue section of the new construction from over the Luzon's footprint—a great improvement that should improve views of the tower. Having done so and rearranged the elevator/stair core, however, this puts the east wall of the penthouse above and on the same plane as the east wall of the seventh floor of the Pennsylvania Avenue construction—something that is best seen in Sheet A16 of the packet. This condition creates something of a jagged roofline and puts the penthouse conspicuously in the background of the corner tower. Elevators without machine rooms above can be used to lower the penthouse, but the applicant intends to have the service elevator reach the penthouse for maintenance of the mechanical equipment. It is recommended, therefore, that the penthouse be reduced in height at least for its easternmost section—where the passenger elevator is located—with the rest moved westward and centered more over the Pennsylvania Avenue section, including over the service elevator, of course.

[1] The architecture firm is Brennan Beer Gorman Monk (in cooperation with Cagley+Associates, GHT Limited, and Wiles Mensch Corp.).

The massing of the new construction has been simplified and given better proportions, by creating an "attic" story on each, with a set-back partial story above. The attic story is demarcated from the body of the building by a cornice and by the upper termination of the projecting bays. Having three-story and four-story bays on the seven-story and eight-story sections, respectively, represents a better proportion and a better balance between the two-story bases of the building and the two-story tops.

The drawings for the reconstructed storefront have been refined, improving the proportions of the base and cornice, and the terrace or deck has been properly removed from the plans (although the section on Sheet A6 still shows a high parapet atop the projection). Again, if the entire storefront is to be rebuilt, then it should be as low as possible, i.e., as low as a traditional storefront projection, because a higher storefront can obscures views of the original exterior wall and the second-story openings and would steal attention from the original entrance. One guide for its height may be the height of the opening in the Luzon's wall behind it, but the staff has never had an opportunity to inspect the building's interior.

The tower design is yet closer to the original. Obviously, its reconstruction will have to be as accurate as possible.

The treatment of the public space on the 25th Street side should be restudied. The old Baist real estate maps suggest that the public space on that side is 30 feet deep, with 18 feet of "parking" within a 12-foot sidewalk/curb/tree box zone. In fact, the distance from the property line (located at the *outside* of the Luzon's projections, rather than at the wall plane) to the outside of the curb is more like 27 feet. The public area that is paved with concrete instead of brick (see attached photograph) is approximately 14.5 feet deep. If that entire area is fenced, as is suggested by the drawings, pedestrian passage at the tree boxes would be reduced to less than six feet—more than the minimum allowed by the Department of Transportation, but relatively little width near this important and increasingly populated corner. It is likely to make the walkway feel a bit cramped when compared with the large amount of space actually available. Any fencing should be pushed back some. After all, the property already possesses a few feet of its own unbuilt area in front, between the projecting bays. More important, however, is that better use be made of the public space. To justify sequestration of more than half of the public's space along that frontage, the applicant should create or restore to that area much more of the green "parking" that was intended, instead of simply paving most of the space.

The staff recommends that the Board approve the project in concept with the following conditions: that the tower be accurately reconstructed and the remaining walls of the Luzon be restored by the removal of paint, repair to the masonry, the installation of appropriate wood windows, etc.; that the brick of the 25th Street construction be sufficiently distinguished in color from that of the Luzon; that the penthouse be reduced in height or pulled back sufficiently from the east wall of the seventh story of the Pennsylvania Avenue section; that the storefront be reconstructed in close consultation with staff; and that any use or enclosure of public space should be limited, but that a design for landscaping any enclosed or fenced area be approved by staff.

F

Building Renovation and Addition to 2501 PENNSYLVANIA AVENUE NW Washington, DC

Intrepid 2501 Aquisition, LLC
1720 Eye St, NW Washington DC 20006

ZONING ANALYSIS

SITE DATA

ZONES: C-2-C & R-5-B
LOT: 73
SQUARE: 14
LOT AREA: 10,187 SQ.FT. (MEASURED)
C-2-C 9402.6
R-5-B 784.4

GROSS FLOOR AREA (F.A.R.) TABULATION

LEVEL	COMMERCIAL GFA	RESIDENTIAL GFA	TOTAL GFA
1 (GROUND)	4,913	3,937 (2 UNITS)	8,850
2	–	9,140 (3 UNITS)	9,140
3	–	9,140 (3 UNITS)	9,140
4	–	9,140 (3 UNITS)	9,140
5	–	9,140 (3 UNITS)	9,140
6	–	6,488 (2 UNITS)	6,488
7	–	6,102 (1 UNIT)	6,102
8	–	2,304 (1 UNIT)	2,304
TOTALS	4,913 SQ.FT.	56,153 SQ.FT. (18 UNITS)	61,066 SQ.FT.
	.48 FAR	5.51 FAR	5.99 FAR
PENTHOUSE			1,522 SQ.FT. .15 FAR

PARKING* TABULATION

LEVEL	ACCESSIBLE	FULL SIZE	COMPACT	TOTAL
P-1	1	11	0	12
P-2	0	14	0	14
TOTALS	1	26	0	26

OFF STREET LOADING*:	REQUIRED	PROVIDED
LOADING BERTHS	0	0
LOADING PLATFORMS	0	1

*PARKING AND LOADING REQUIRED: THE LUZON APARTMENT BUILDING ON THE SUBJECT SITE HAS BEEN DESIGNATED AS AN HISTORIC LANDMARK. NO PARKING REQUIRED PURSUANT TO SECTION 2100.5. NO LOADING REQUIRED PURSUANT TO SECTION 2200.5.

ZONING ANALYSIS

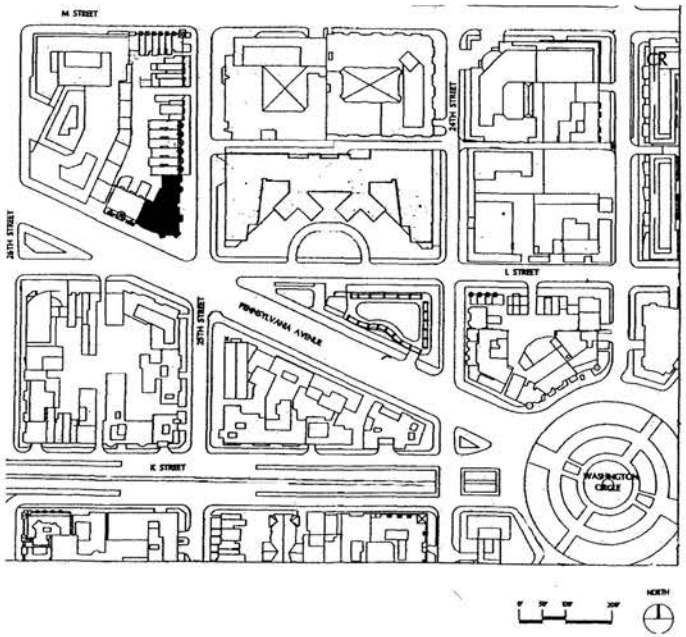
REFERENCE	ALLOWED/REQUIRED	PROVIDED
HEIGHT:	90'-0" – C-2-C 50'-0" – R-5-B	90'-0"
STORIES:	NO LIMIT	8
ROOF STRUCTURE:		
HEIGHT:	18'-6" MAX	8'-0"
SETBACKS:		
NORTH:	8'-0" MIN.	–
NORTH (FROM ALLEY):	8'-0"	1'-0"
SOUTH	8'-0"	33'-6"
EAST	8'-0"	2'-0"
WEST	8'-0"	1'-0"
FAR: (COMBINED C-2-C & R-5-B)		
TOTAL	5.68 MAX	5.99
NON-RESIDENTIAL	1.85 MAX	.48
LOT OCCUPANCY:	80% C-2-C 60% R-5-B	95%
OPEN COURT @ C-2-C:		
COURT #1	3'-4" WIDTH	18'-0" WIDTH
COURT #2	24'-3" WIDTH	18'-0" WIDTH
RESIDENTIAL RECREATION SPACE:	7,528.1 SF	100 SF
REAR YARD:	15'	NONE
SIDE YARD:	NONE	NONE
ROOF STRUCTURE F.A.R.:	0.37	0.15

NOTES:
1. PLAN DIMENSIONS ARE SUBJECT TO SITE CONDITIONS.
2. FINAL EXTERIOR DESIGN DETAILS ARE SUBJECT TO FINAL HISTORICAL PRESERVATION APPROVAL.
3. LOCATION OF INTERIOR NON-STRUCTURAL PARTITION WALLS ARE SUBJECT TO CODE REQUIREMENTS AND TENANT LAYOUTS.
4. PLAN LAYOUT AND NUMBER OF RESIDENTIAL UNITS MAY VARY, AS DETERMINED BY FINAL ENGINEERING, BUILDING CODE AND TENANT DEMAND REQUIREMENTS.

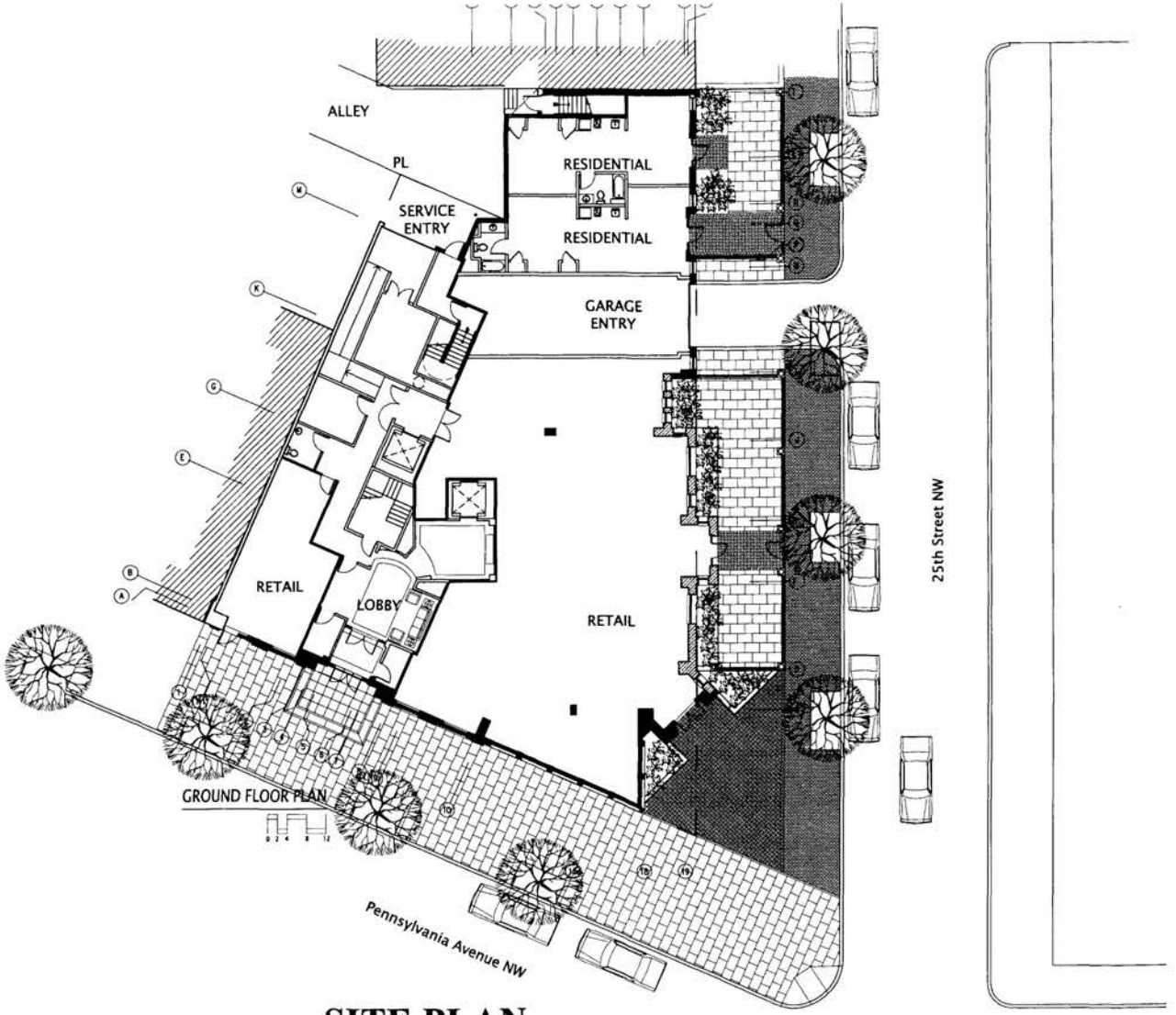
Brennan Beer Gorman Monk Architects and Interiors
1030 15th Street NW, Washington DC, 20005 (202) 452-1644
Cagley + Associates
6141 Executive Boulevard, Rockville, MD 20852
GHT Limited
1010 N. Glebe Road, Suite 200, Arlington, VA 22201 (703) 243-1200
Wiles Mensch Corp.
11860 Sunrise Valley Drive, Suite 200, Reston, VA 20191 (703) 391-7600



IMAGE OF ORIGINAL CUPOLA



AREA MAP



SITE PLAN

BBG BBGM
BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

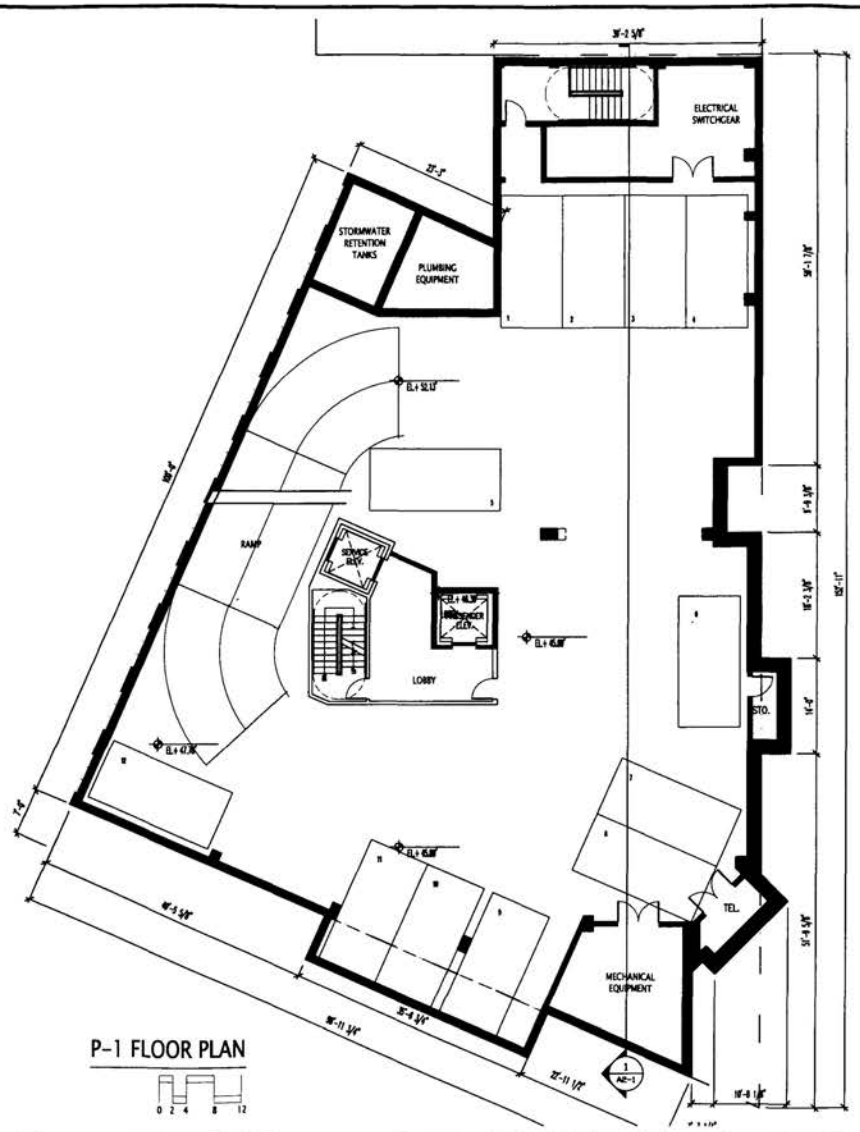
SITE PLAN

2501 PENNSYLVANIA AVENUE NORTHWEST

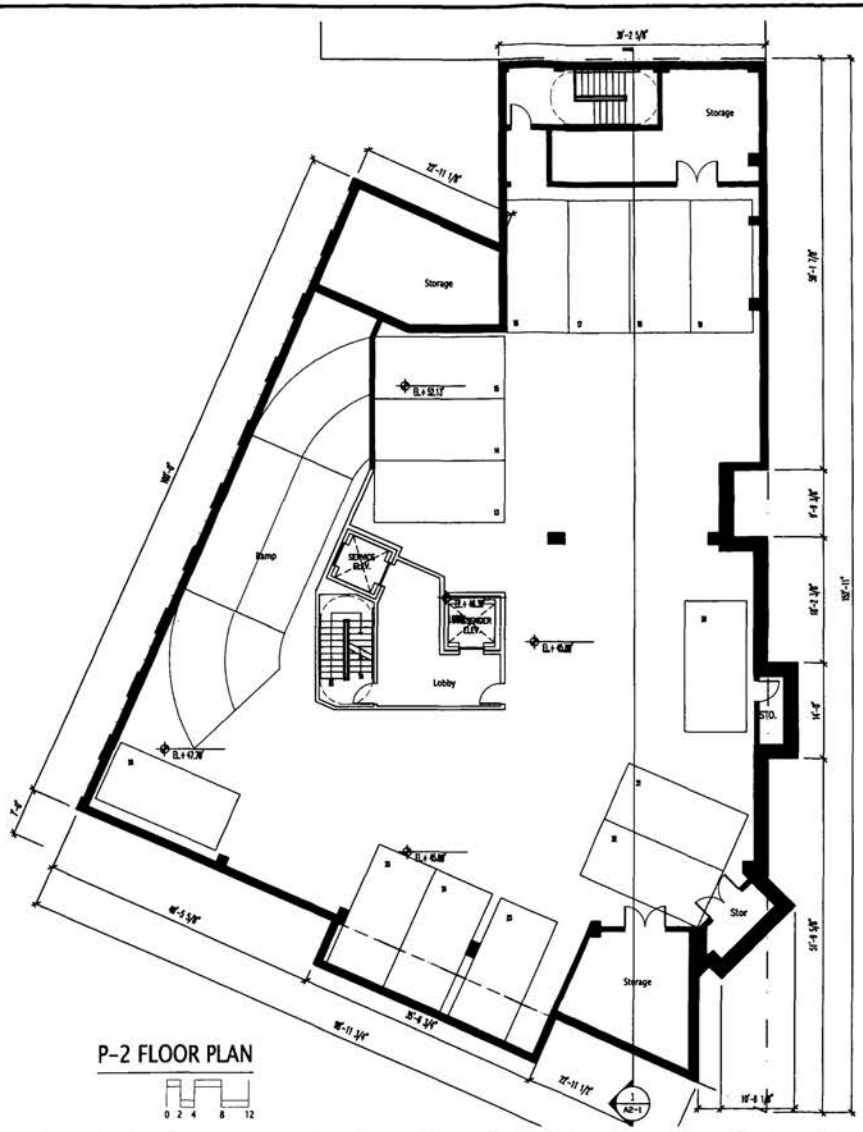
Washington, DC

INTREPID REAL ESTATE
1720 Eye St NW
Suite 500
Washington DC 20006
202 . 625 . 0200
Fax 202 . 625 . 0240

S1



P-1 FLOOR PLAN



P-2 FLOOR PLAN

BBG BBGM

BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

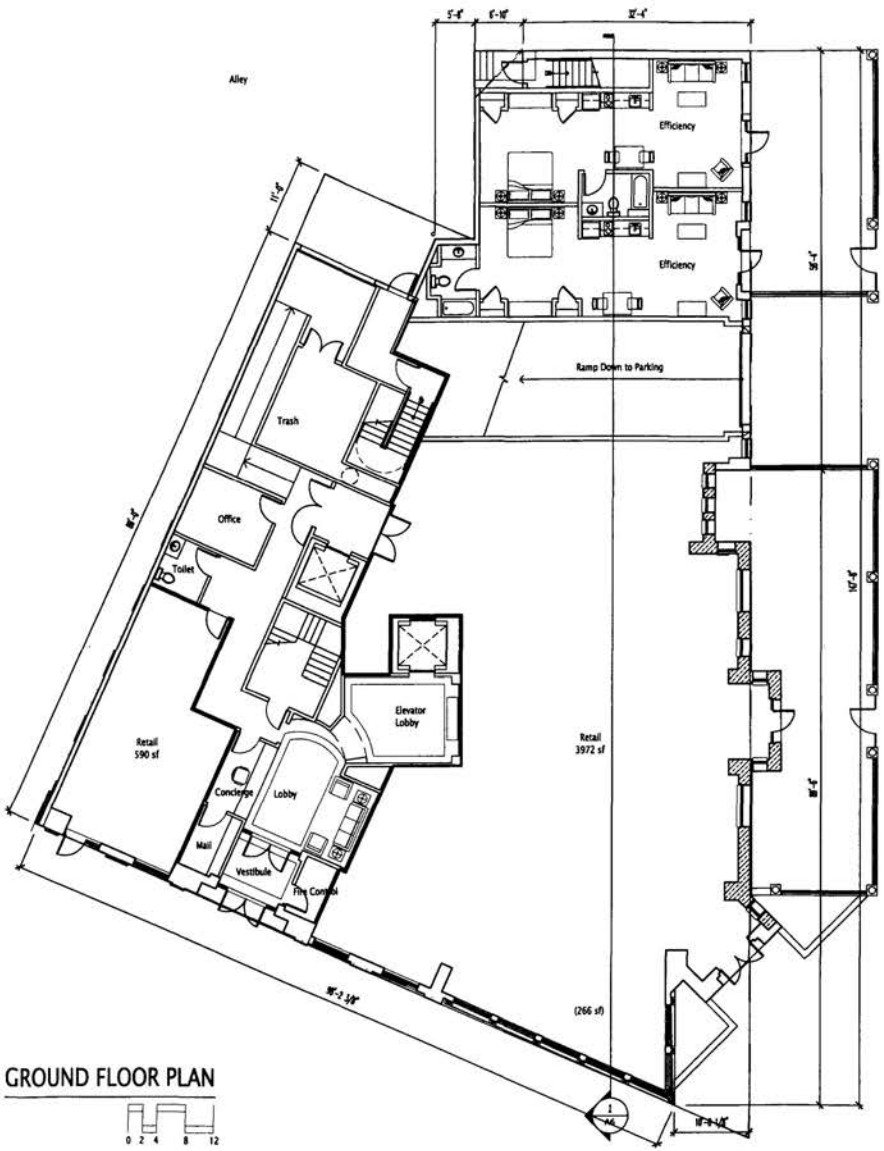
PARKING LEVELS 1 & 2 PLANS

2501 PENNSYLVANIA AVENUE NORTHWEST

Washington, DC

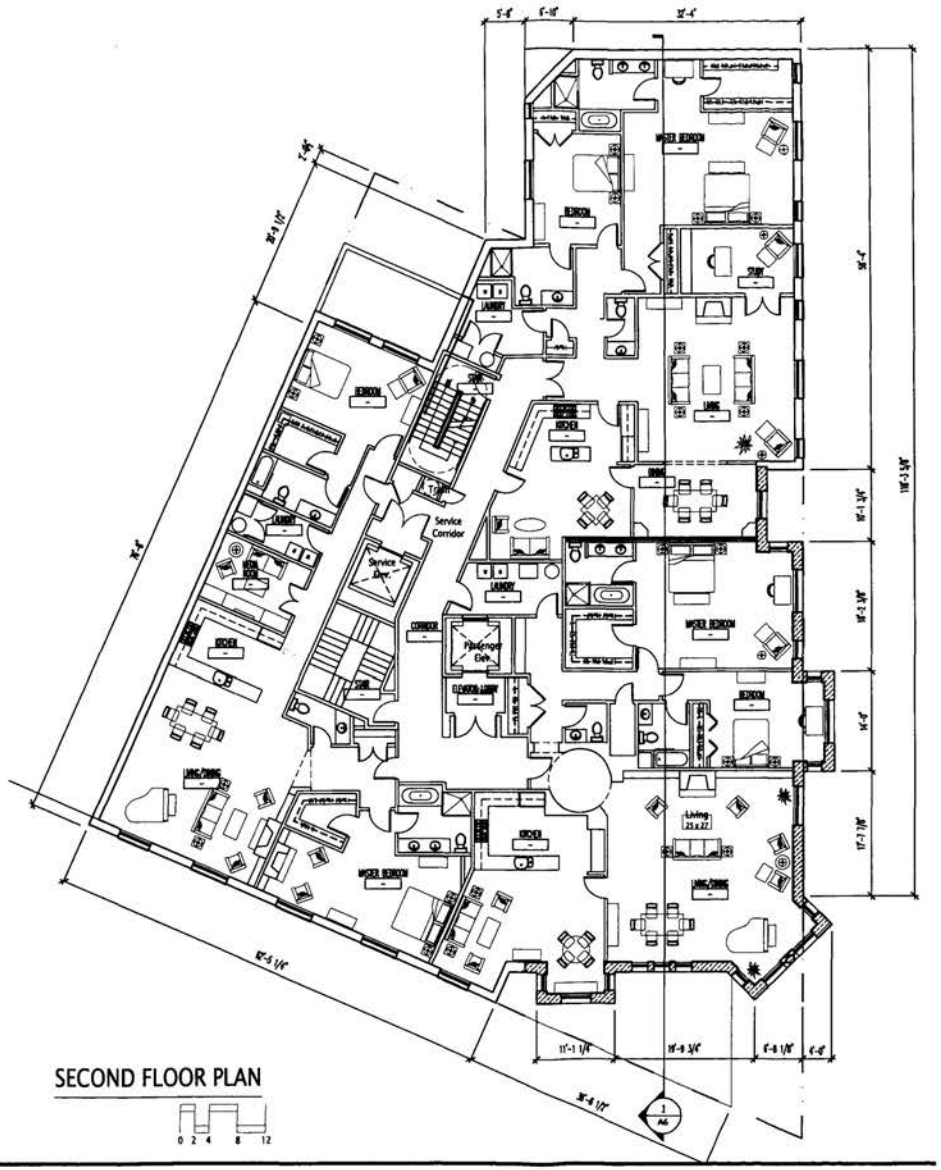
INTREPID REAL ESTATE
1720 Eye St NW
Suite 500
Washington DC 20006
202 . 625 . 0200
Fax 202 . 625 . 0240

A1



GROUND FLOOR PLAN

0 2 4 8 12



SECOND FLOOR PLAN

0 2 4 8 12

BBG BBGM

BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

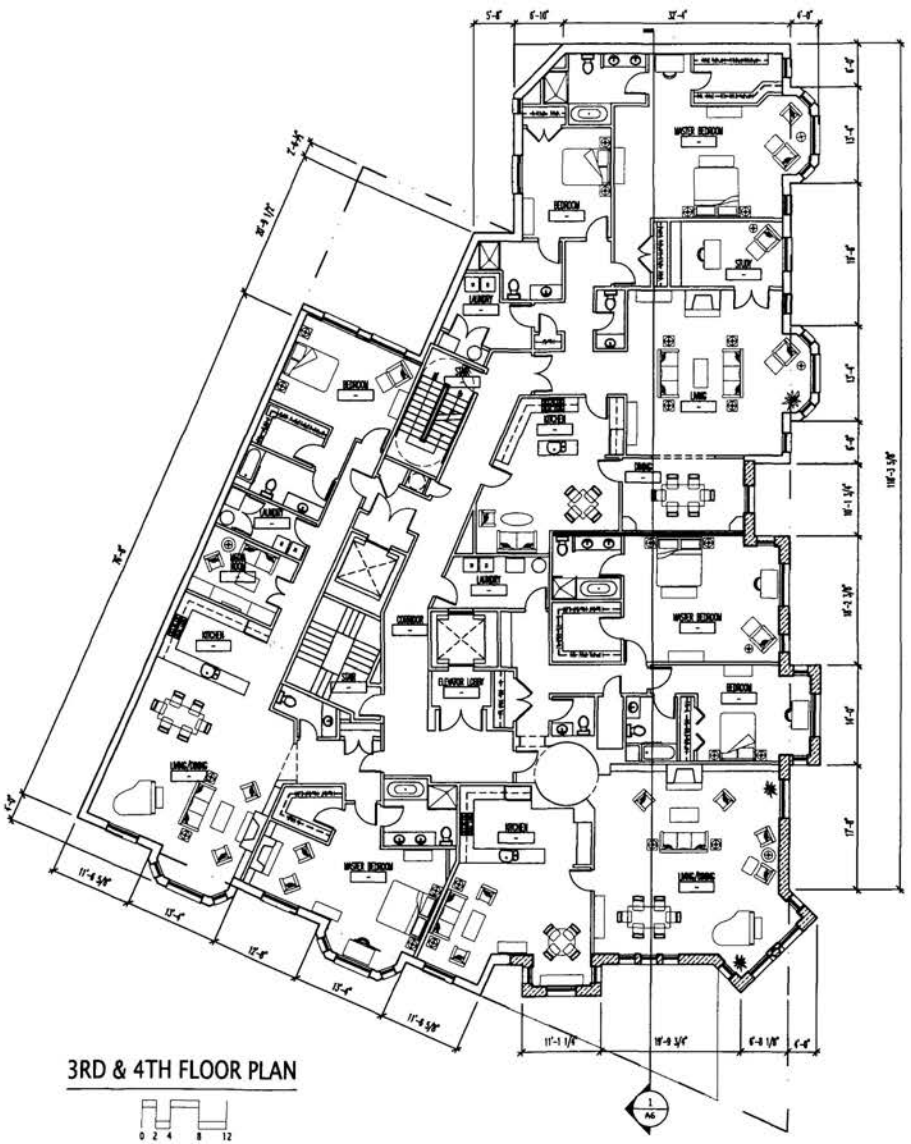
GROUND & SECOND FLOOR PLAN

2501 PENNSYLVANIA AVENUE NORTHWEST

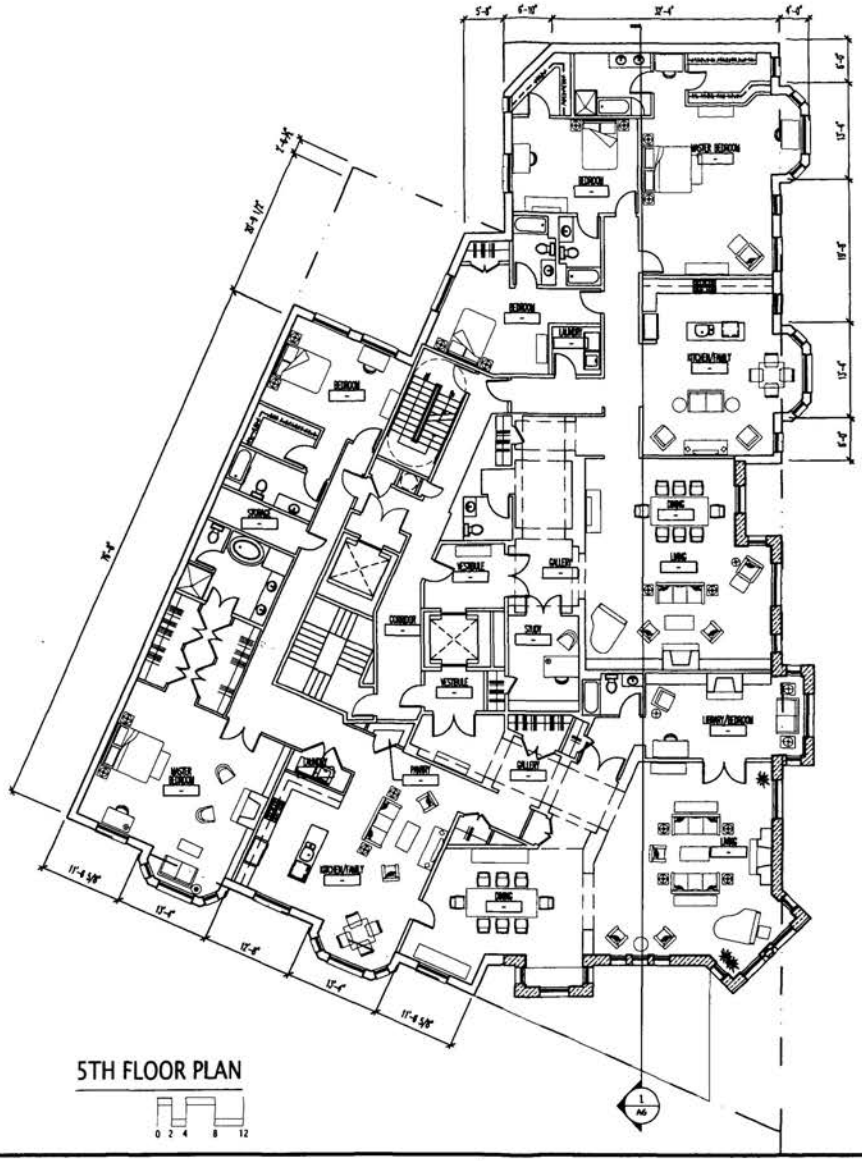
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1720 Eye St NW
Suite 500
Washington DC 20006
202 . 625 . 0200
Fax 202 . 625 . 0240

A2



3RD & 4TH FLOOR PLAN



5TH FLOOR PLAN

BBG | BBGM

BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

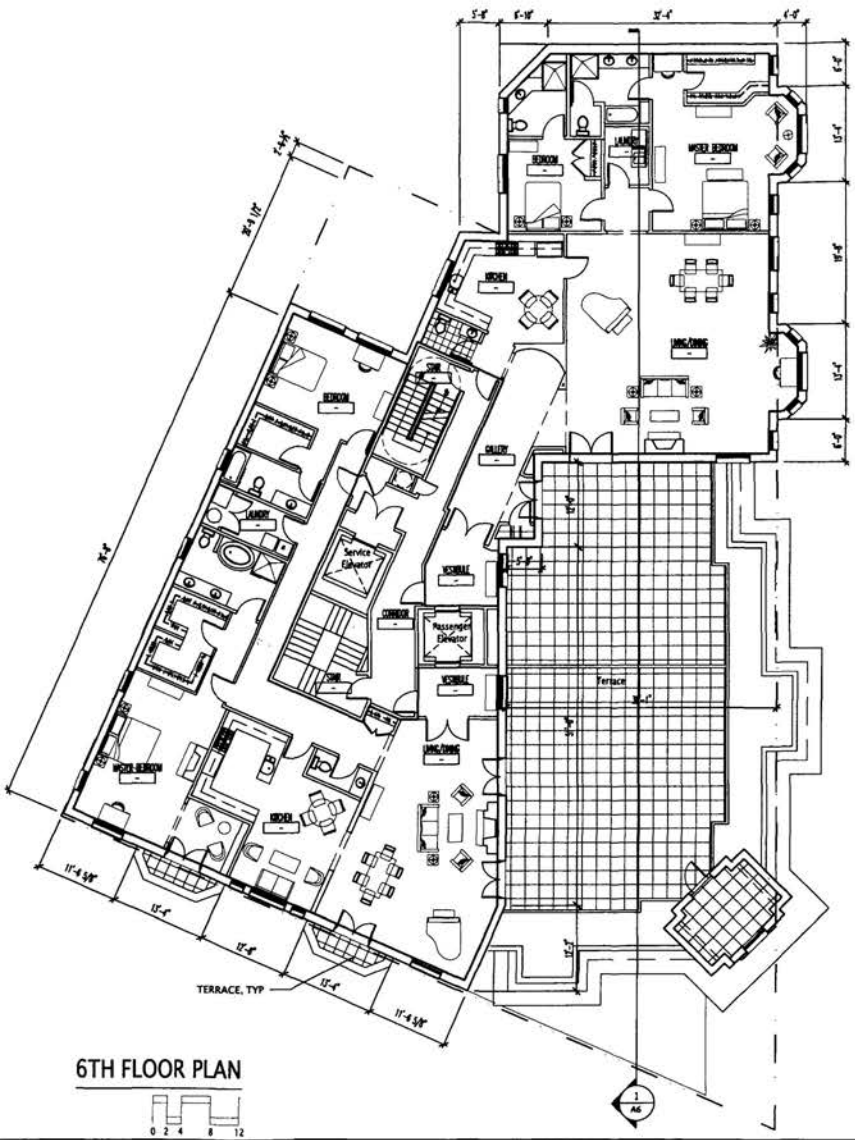
THIRD - FIFTH FLOOR PLANS

2501 PENNSYLVANIA AVENUE NORTHWEST

Washington, DC

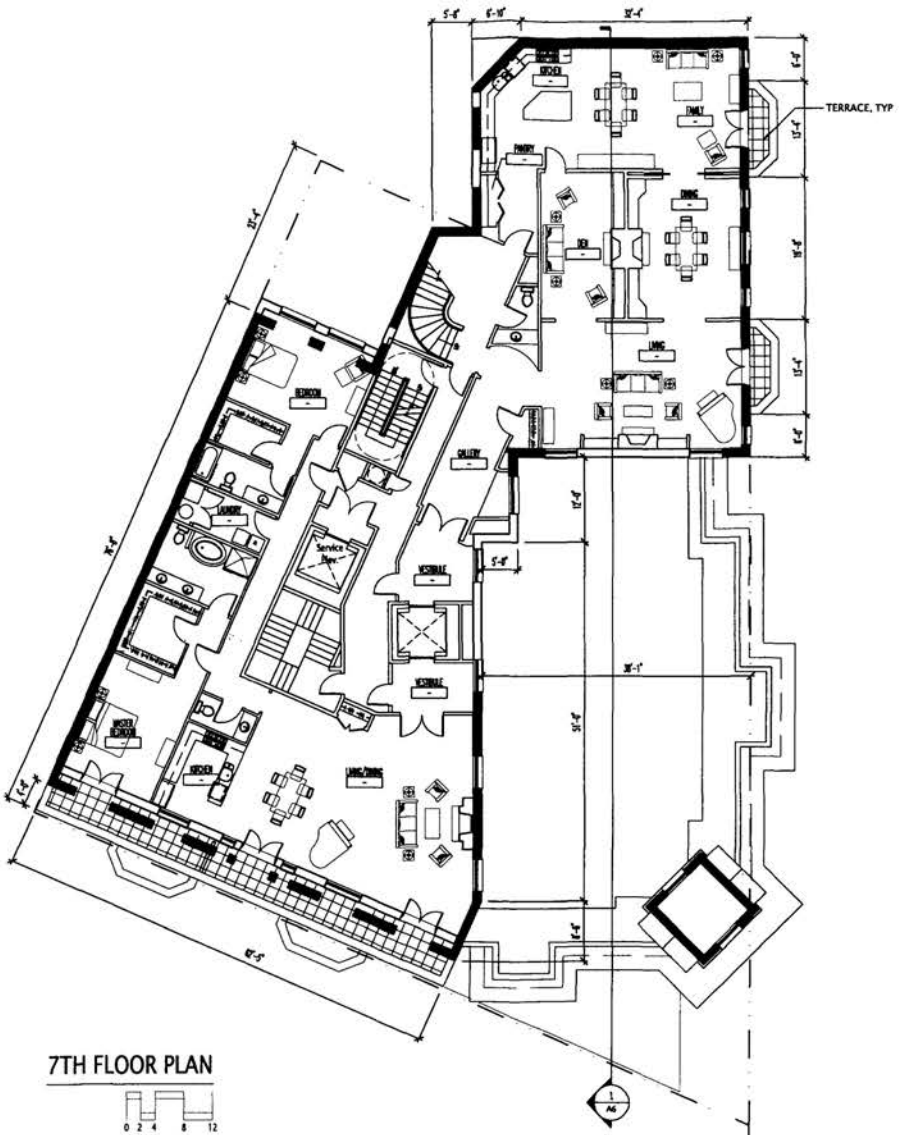
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Suite 500
Washington DC 20006
202 . 625 . 0200
Fax 202 . 625 . 0240

A3



6TH FLOOR PLAN

0 2 4 8 12



7TH FLOOR PLAN

0 2 4 8 12

SIXTH & SEVENTH FLOOR PLANS

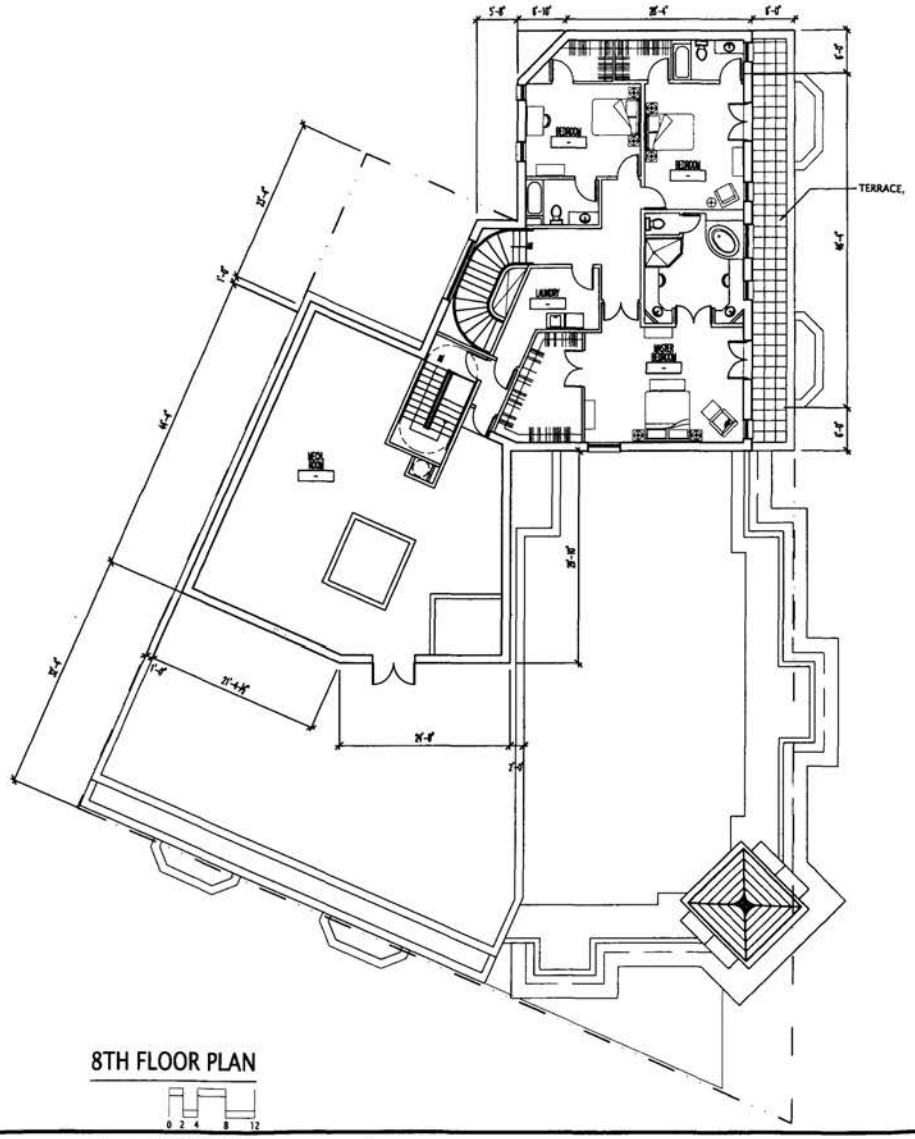
2501 PENNSYLVANIA AVENUE NORTHWEST

Washington, DC

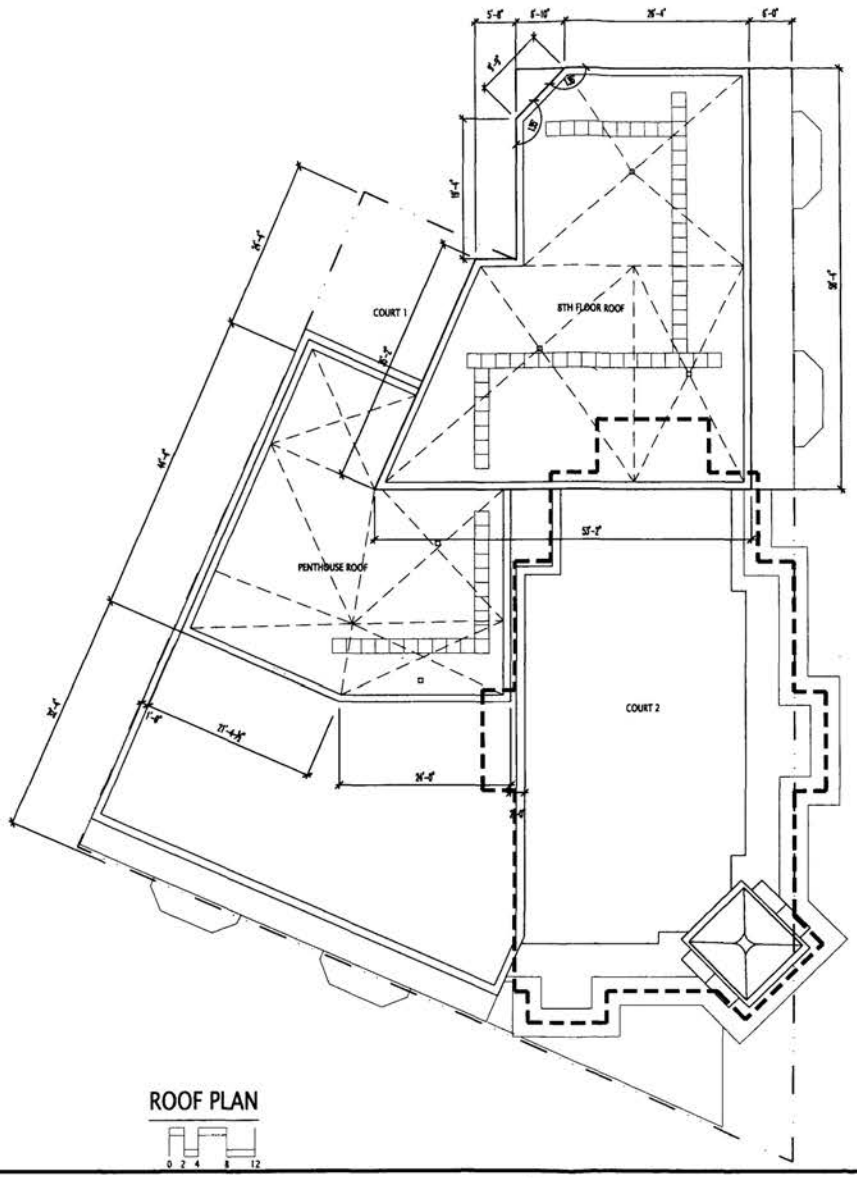
BBG BBGM
BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

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1720 Eye St NW
Suite 500
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A4



8TH FLOOR PLAN



ROOF PLAN

BBG BBGM

BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

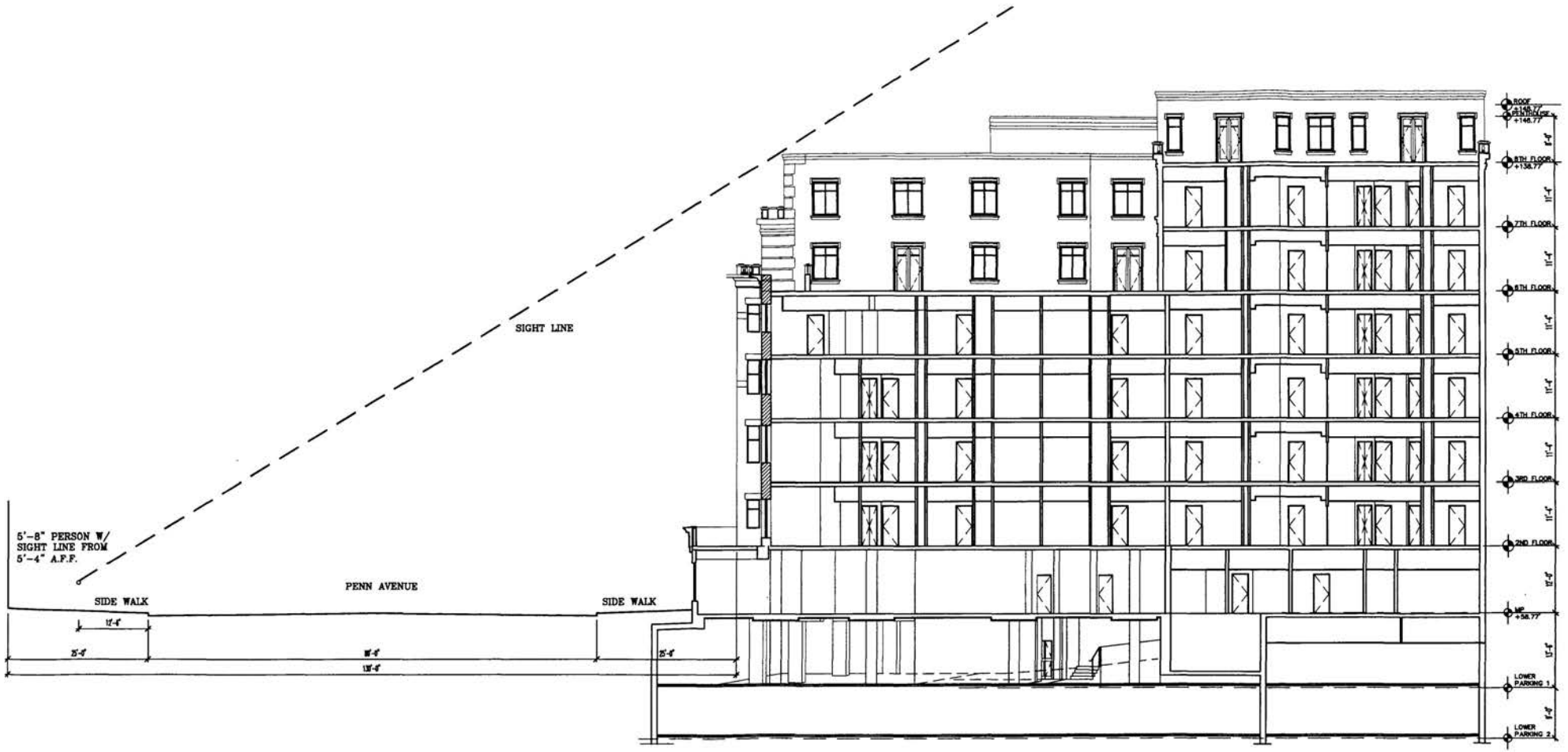
EIGTH FLOOR & ROOF PLAN

2501 PENNSYLVANIA AVENUE NORTHWEST

Washington, DC

INTREPID REAL ESTATE
1720 Eye St NW
Suite 500
Washington DC 20006
202 . 625 . 0200
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A5



BBG BBGM
BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

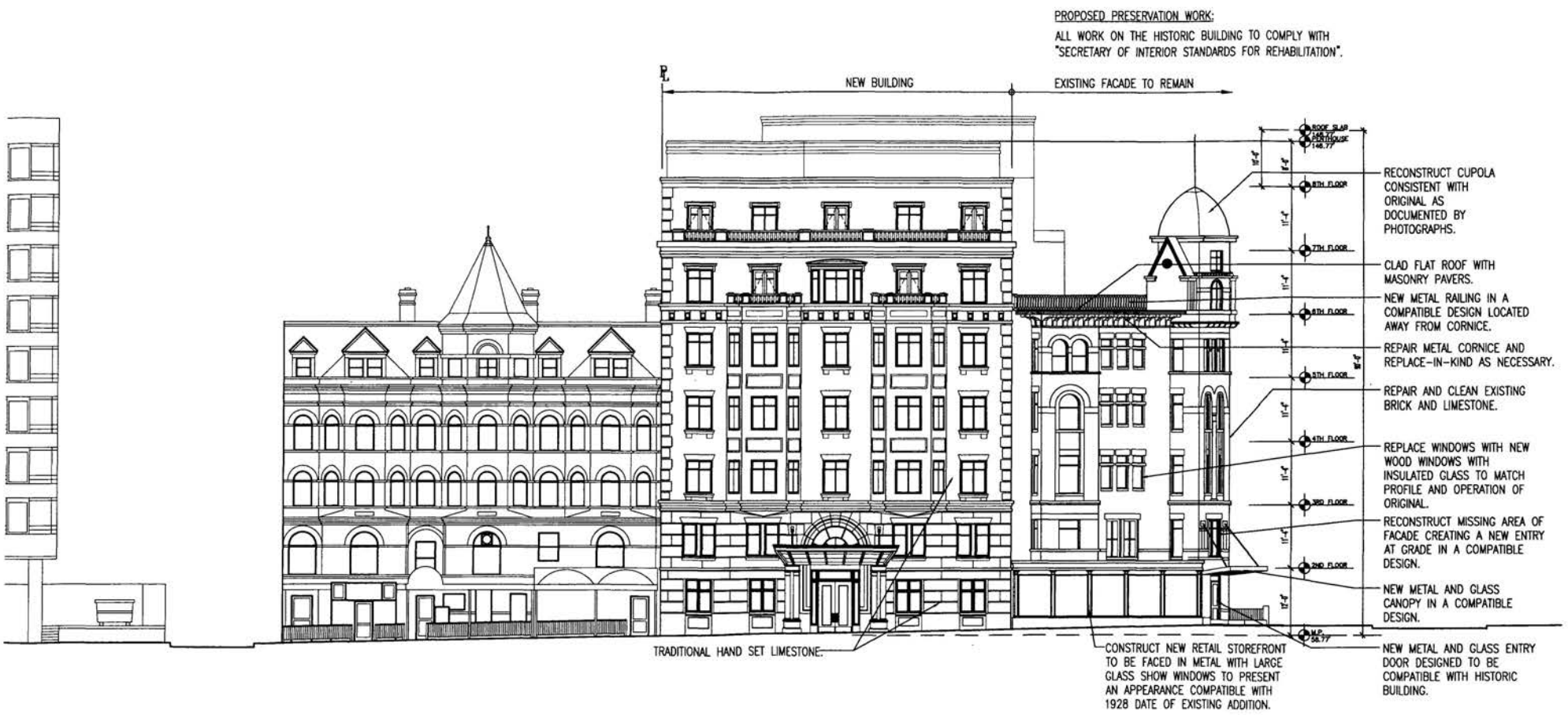
NORTH-SOUTH SECTION & SIGHT LINE

2501 PENNSYLVANIA AVENUE NORTHWEST

Washington, DC

INTREPID REAL ESTATE
1720 Eye St NW
Suite 500
Washington DC 20006
202 . 625 . 0200
Fax 202 . 625 . 0240

A6



PENNSYLVANIA AVENUE ELEVATION

2501 PENNSYLVANIA AVENUE NORTHWEST

Washington, DC

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1720 Eye St NW
Suite 500
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25th STREET ELEVATION

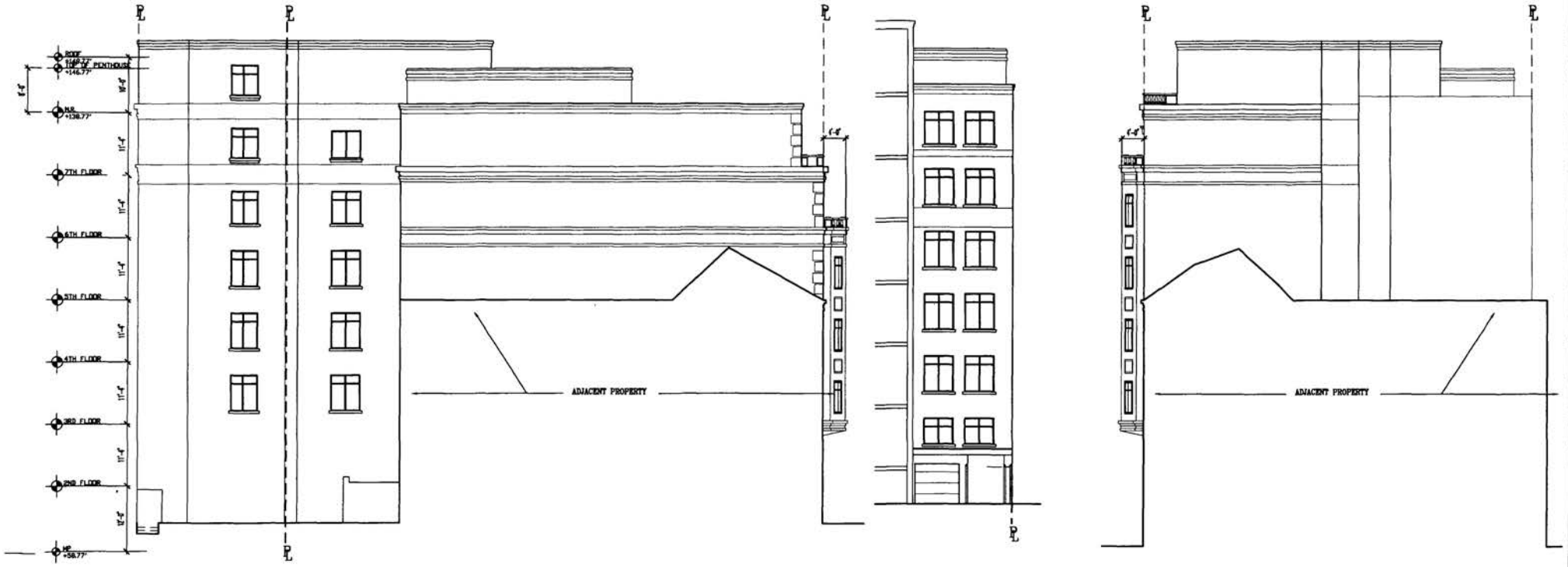
2501 PENNSYLVANIA AVENUE NORTHWEST

Washington, DC

BBG BBGM
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BRENNAN BEER GORMAN MONK INTERIORS

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1720 Eye St NW
Suite 500
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A8



WEST ELEVATION

NORTHWEST ELEVATION

NORTH ELEVATION

BBG BBGM

BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

ELEVATIONS

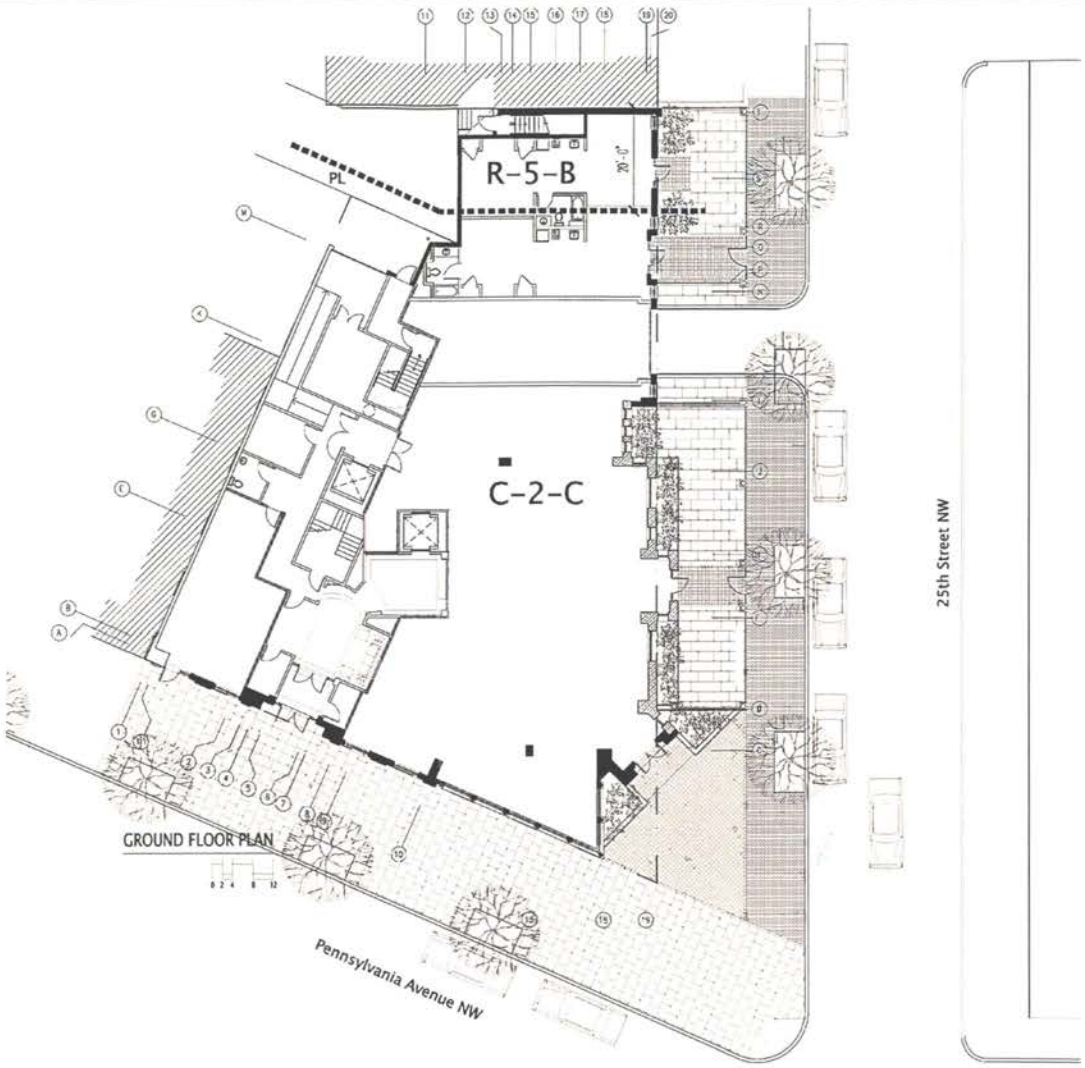
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A9

G



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BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

SITE ZONING

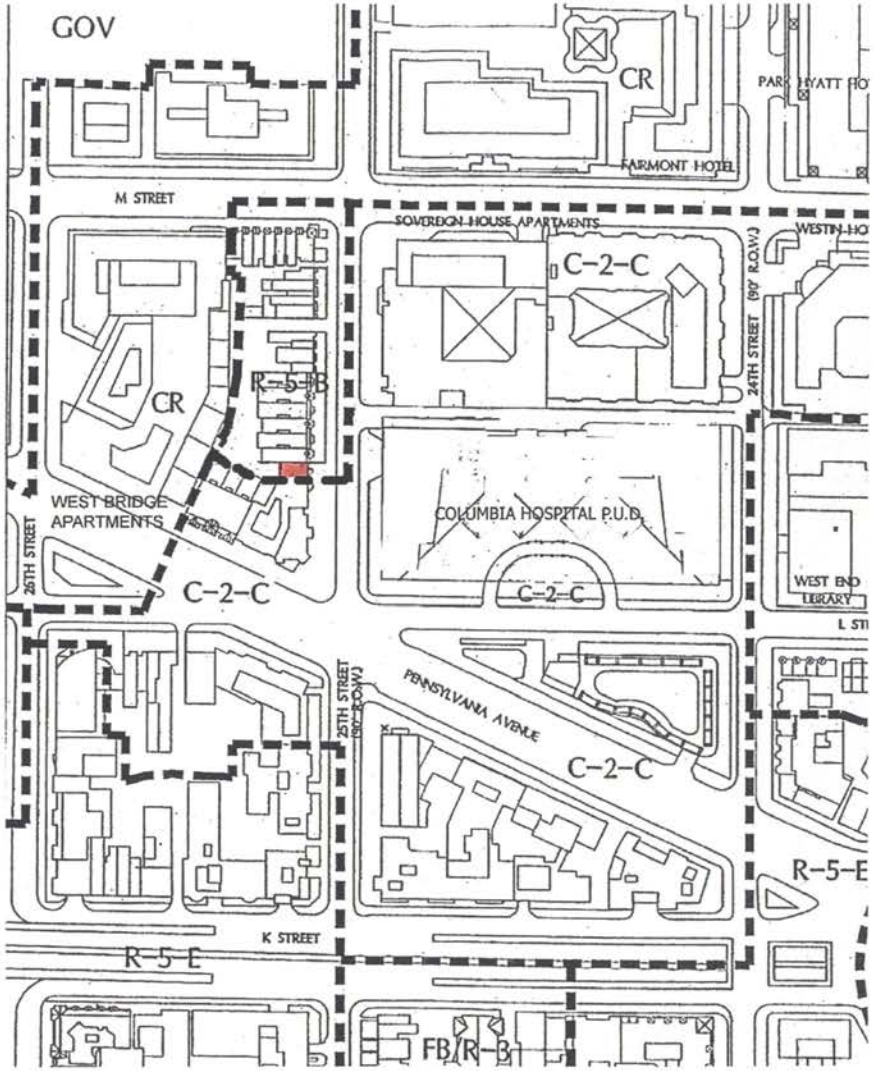
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SPECIAL EXCEPTION
EXTENSION OF HEIGHT AND BULK
SECTION 2514.2

1.1



SOURCE:
ZONING MAP OF THE DISTRICT OF COLUMBIA AS MODIFIED BY ZONING COMMISSION ORDER # 03-11 (COLUMBIA HOSPITAL PUD AND REZONING)

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BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

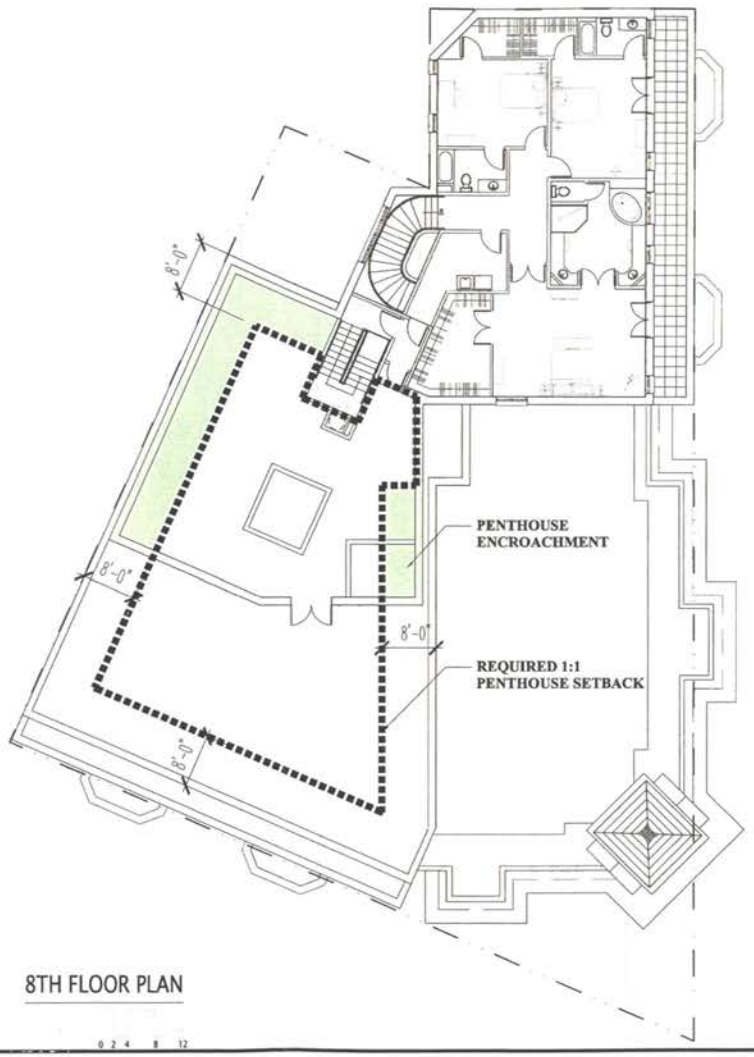
NEIGHBORHOOD ZONING

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SPECIAL EXCEPTION
EXTENSION OF HEIGHT AND BULK
SECTION 2514.2



8TH FLOOR PLAN

0 2 4 8 12

BBG BBGM

BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

ROOF STRUCTURE PLAN

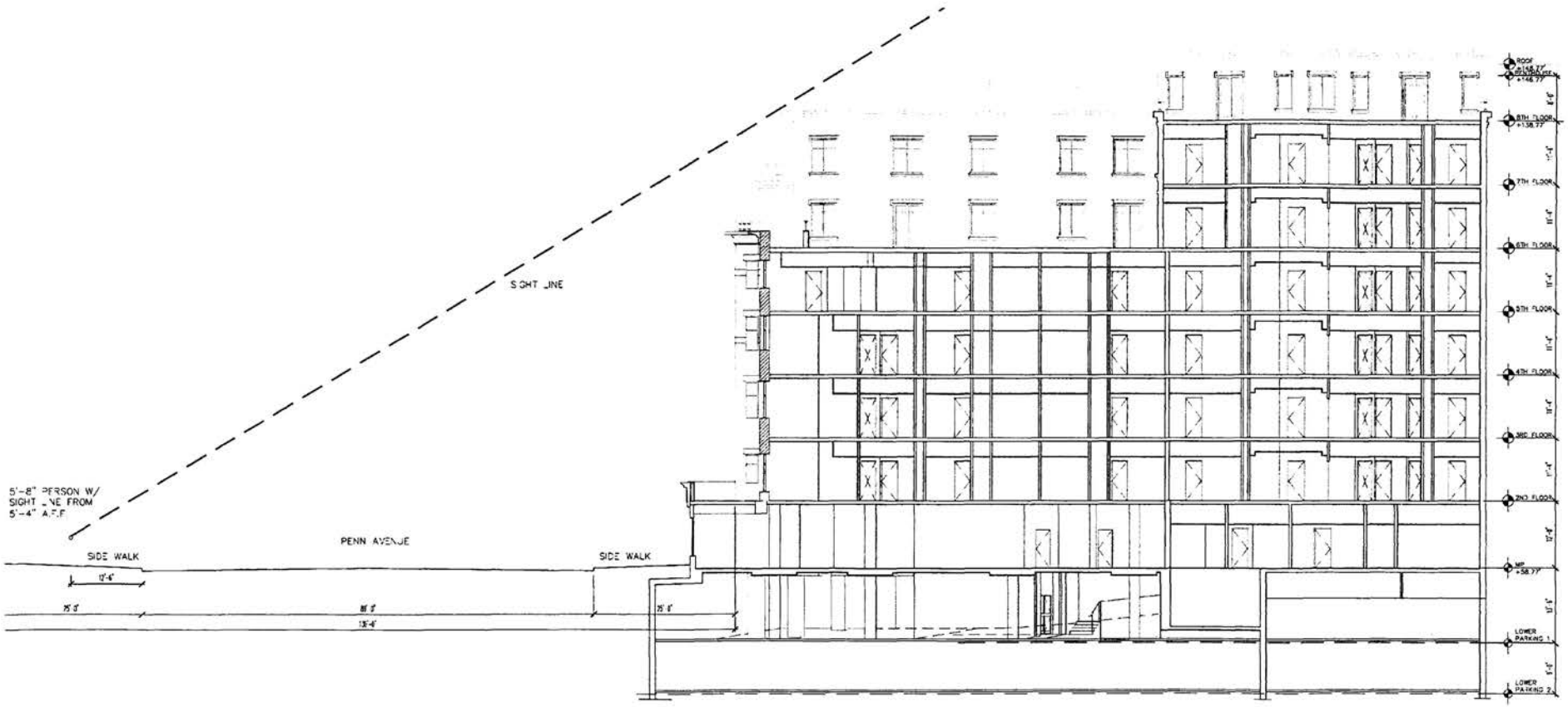
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SPECIAL EXCEPTION
ROOF STRUCTURE SETBACK
SECTION 411.11

2.1



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BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

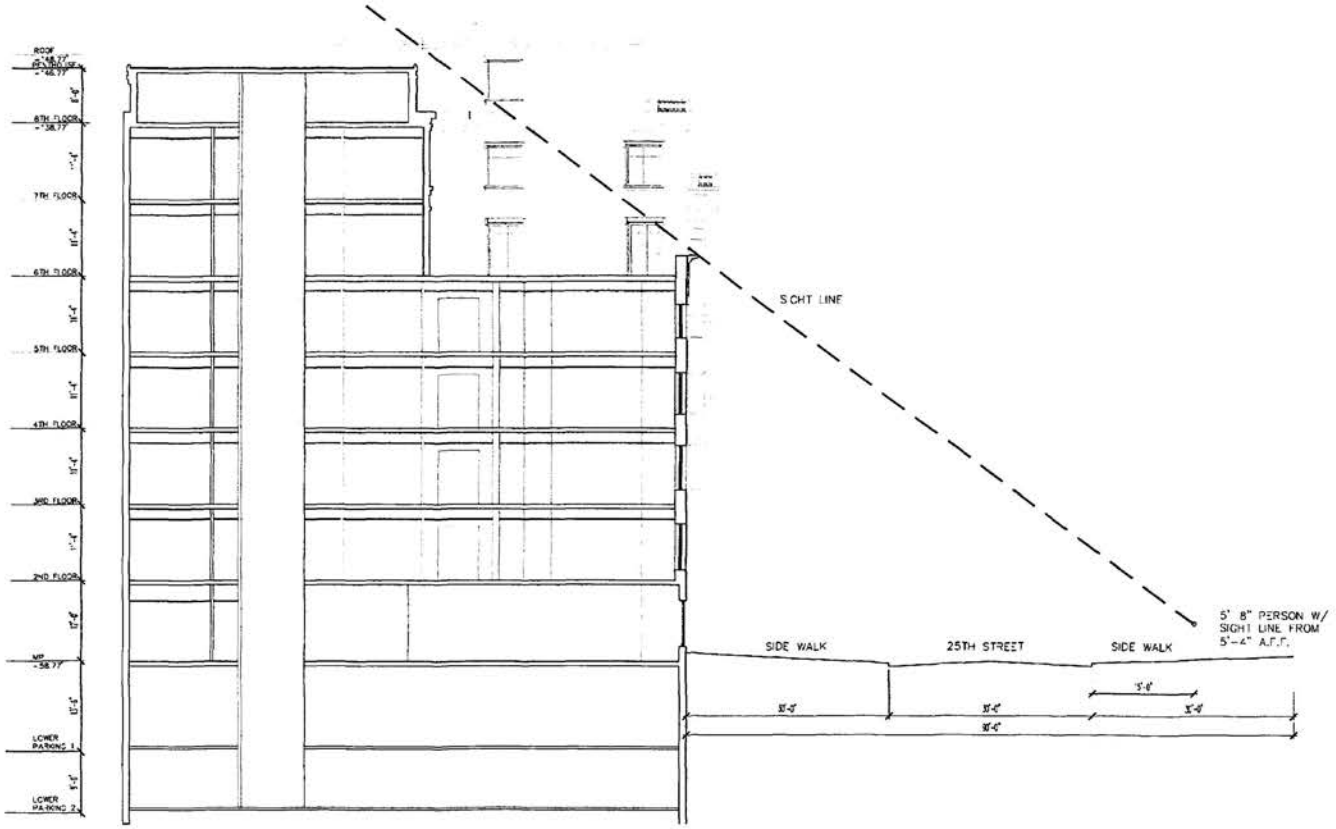
PENNSYLVANIA AVE SECTION & SIGHT LINE

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SPECIAL EXCEPTION
ROOF STRUCTURE SETBACK
SECTION 411.11



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BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

25TH STREET SECTION & SIGHT LINE

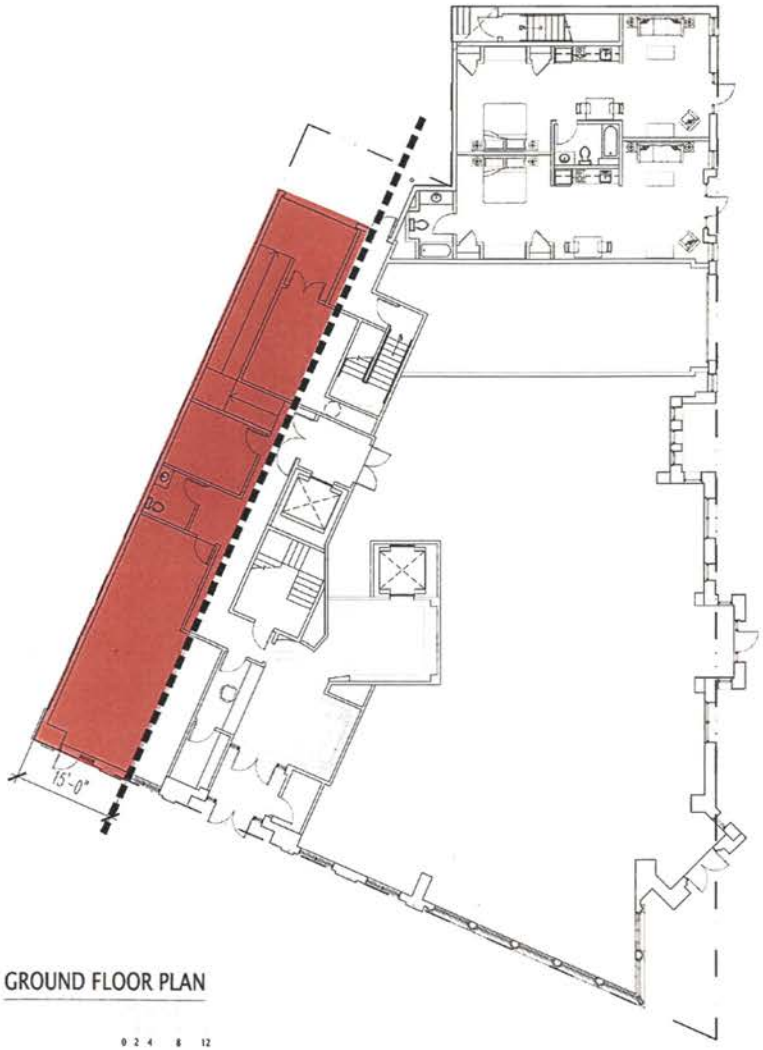
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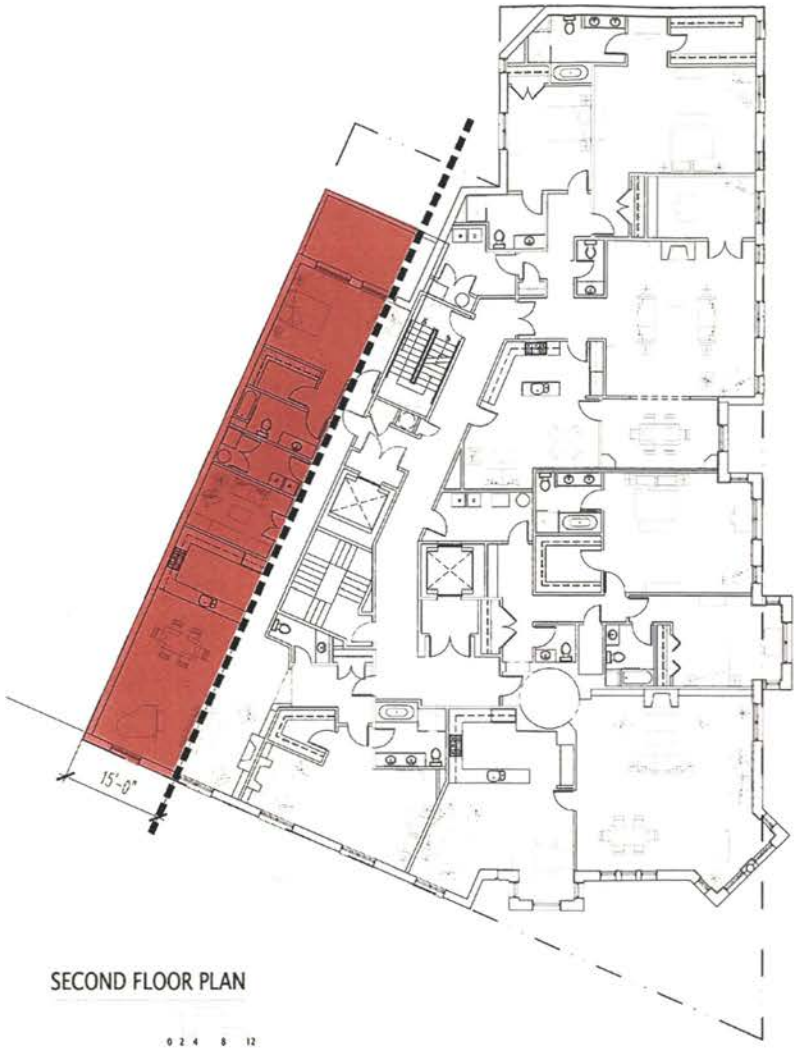
SPECIAL EXCEPTION
ROOF STRUCTURE SETBACK
SECTION 411.11

2.3



GROUND FLOOR PLAN

0 2 4 8 12



SECOND FLOOR PLAN

0 2 4 8 12

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BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

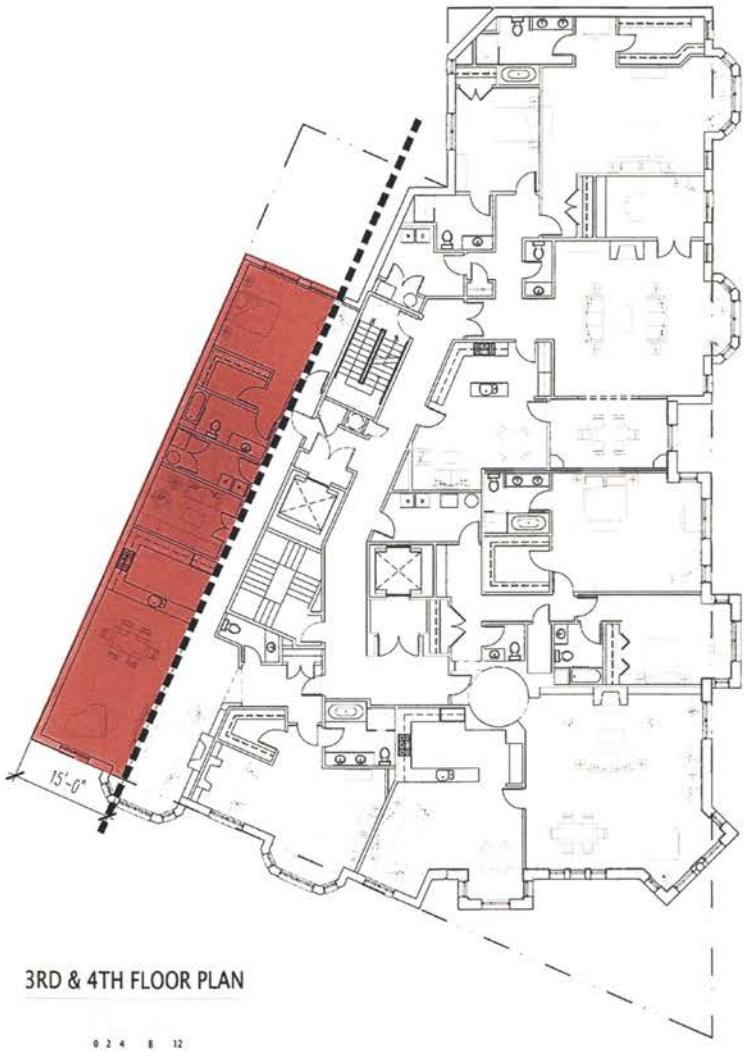
REAR YARD

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Washington, DC

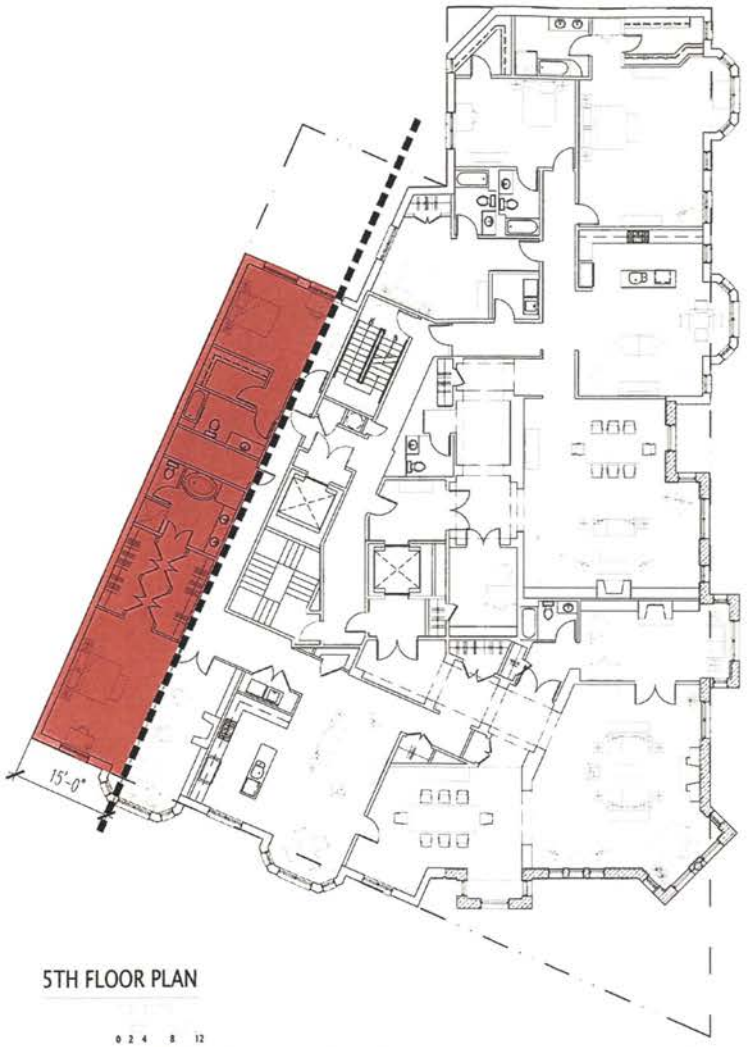
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VARIANCE
REAR YARD
SECTION 774



3RD & 4TH FLOOR PLAN

0 2 4 8 12



5TH FLOOR PLAN

0 2 4 8 12

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BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

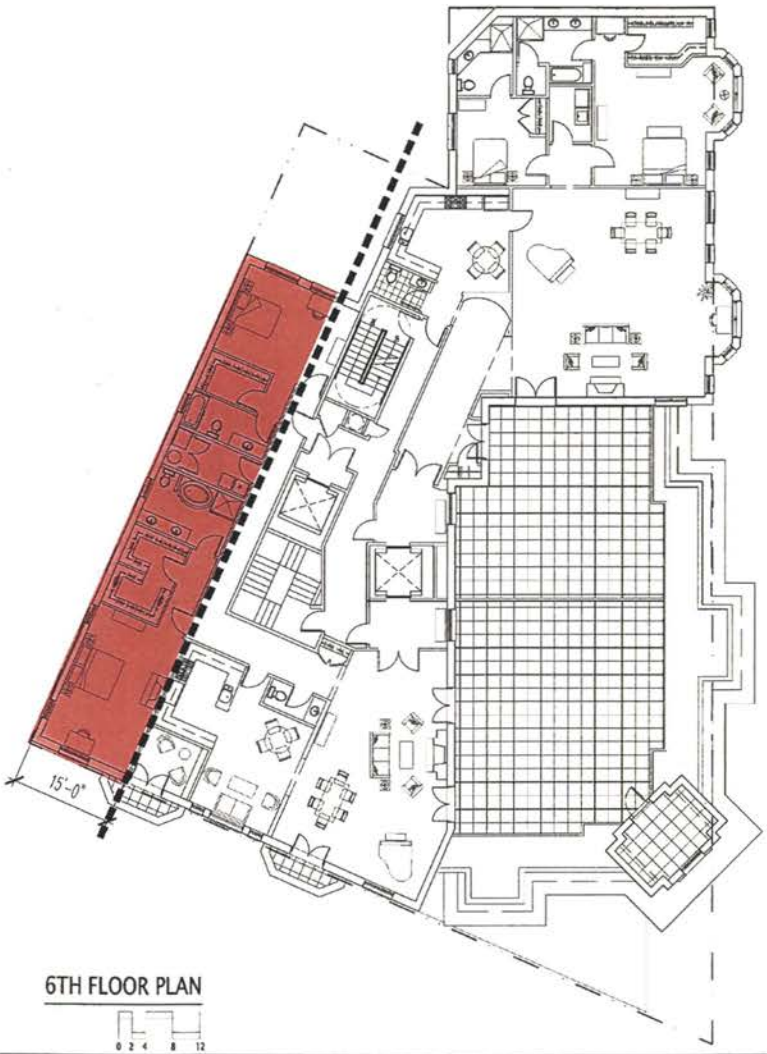
REAR YARD

2501 PENNSYLVANIA AVENUE NORTHWEST

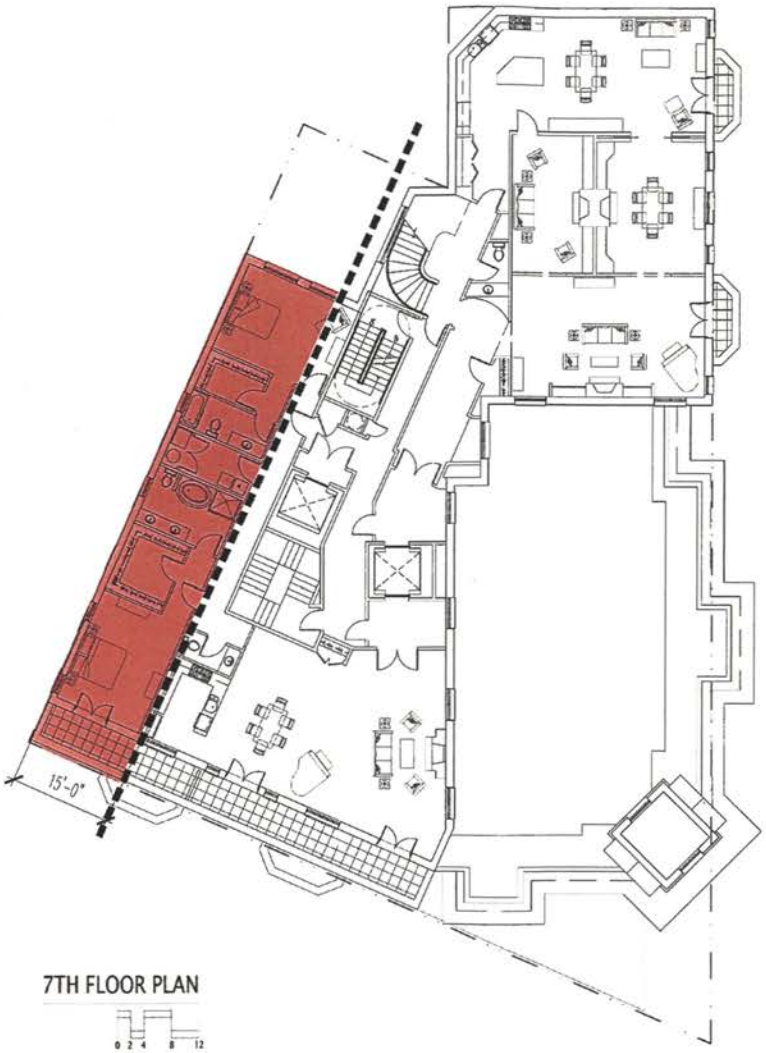
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VARIANCE
REAR YARD
SECTION 774



6TH FLOOR PLAN



7TH FLOOR PLAN

BBG | BBGM

BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

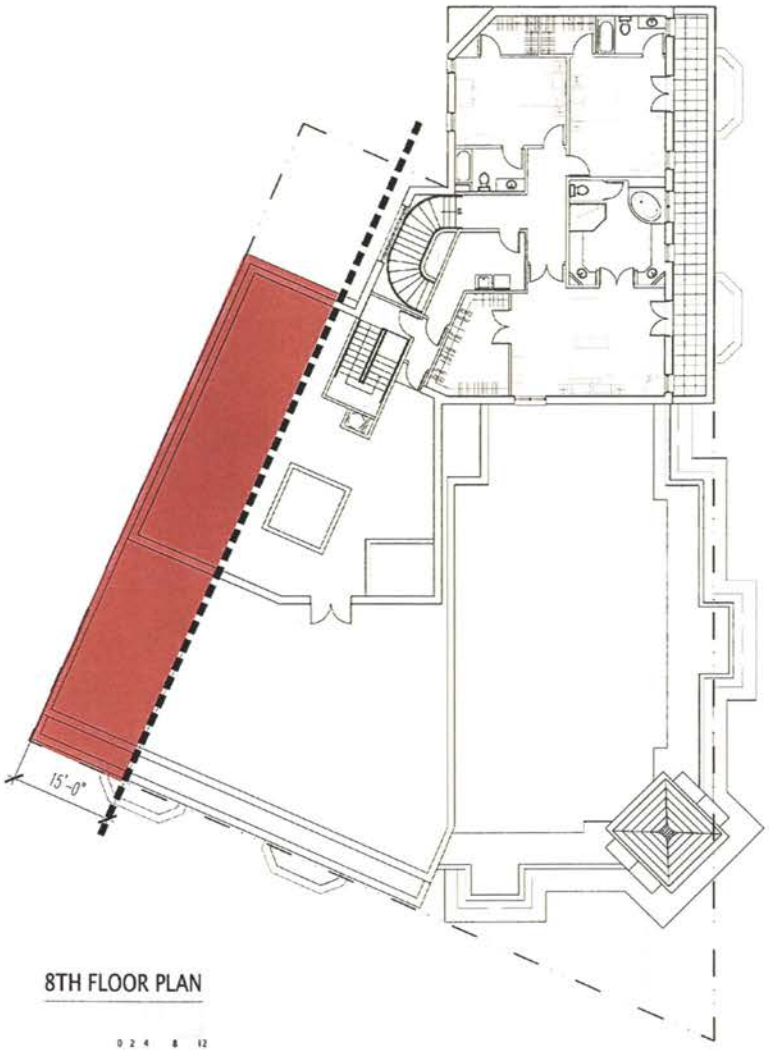
REAR YARD

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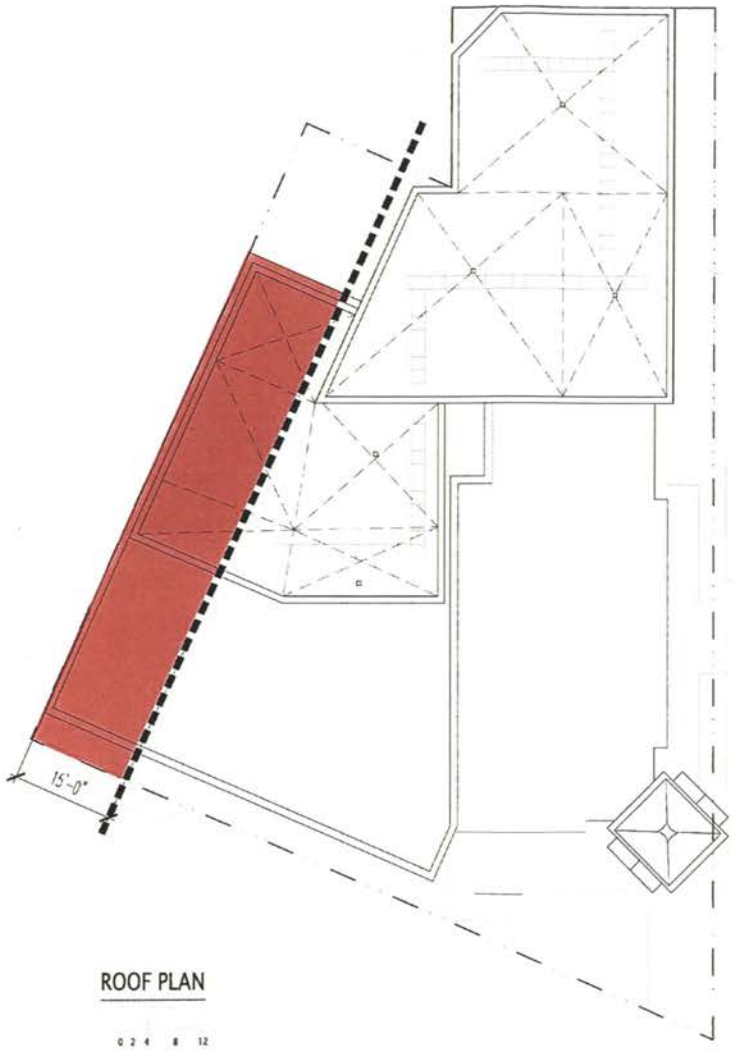
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VARIANCE
REAR YARD
SECTION 774



8TH FLOOR PLAN

0 2 4 8 12



ROOF PLAN

0 2 4 8 12

BBG BBGM

BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

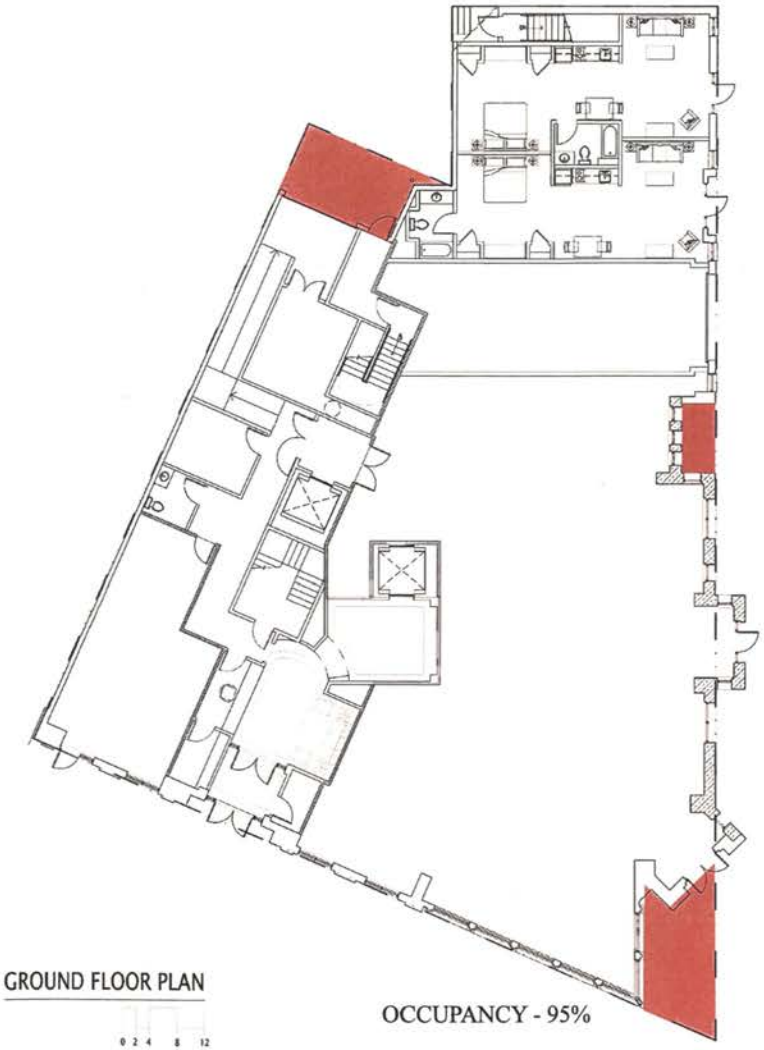
REAR YARD

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VARIANCE
REAR YARD
SECTION 774



GROUND FLOOR PLAN

0 2 4 8 12

OCCUPANCY - 95%



SECOND FLOOR PLAN

0 2 4 8 12

OCCUPANCY - 89.7%

BBG BBGM

BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

LOT OCCUPANCY

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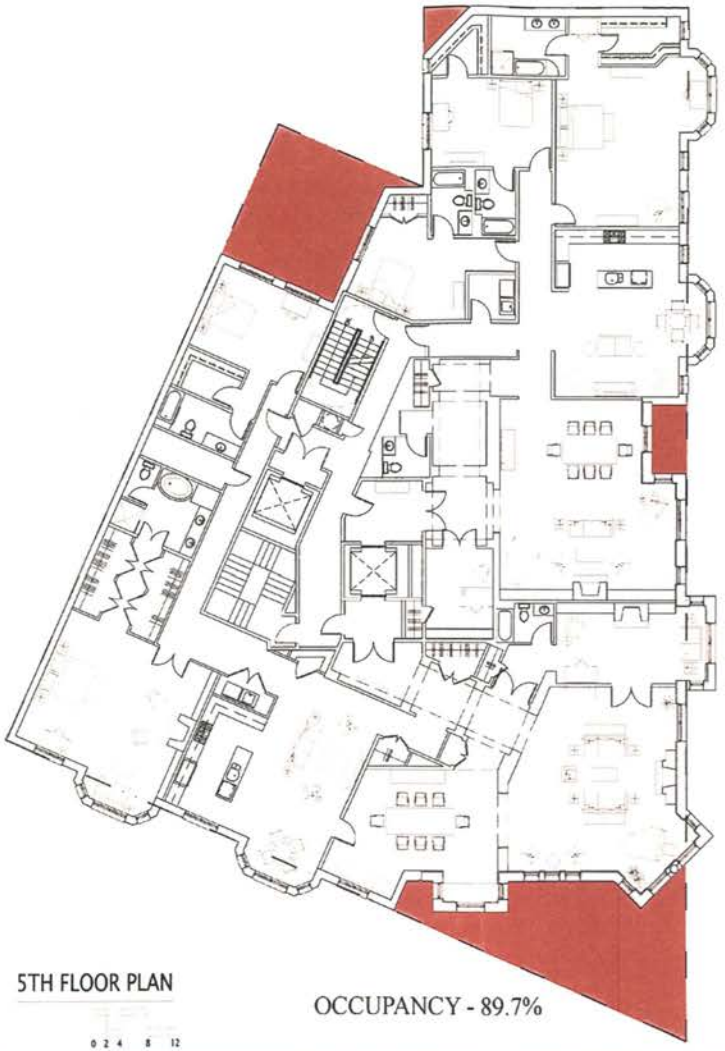
VARIANCE
LOT OCCUPANCY
SECTION 772



3RD & 4TH FLOOR PLAN

0 2 4 8 12

OCCUPANCY - 89.7%



5TH FLOOR PLAN

0 2 4 8 12

OCCUPANCY - 89.7%

BBG BBGM
BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

LOT OCCUPANCY

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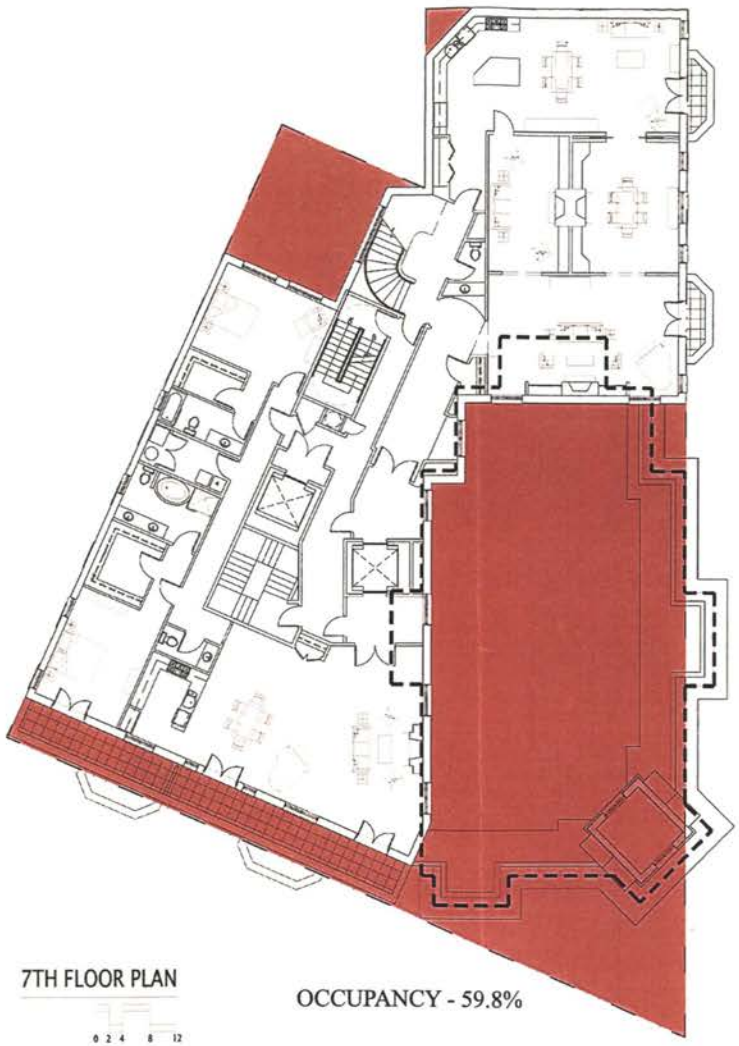
VARIANCE
LOT OCCUPANCY
SECTION 772



6TH FLOOR PLAN

0 2 4 8 12

OCCUPANCY - 63.6%



7TH FLOOR PLAN

0 2 4 8 12

OCCUPANCY - 59.8%

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BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

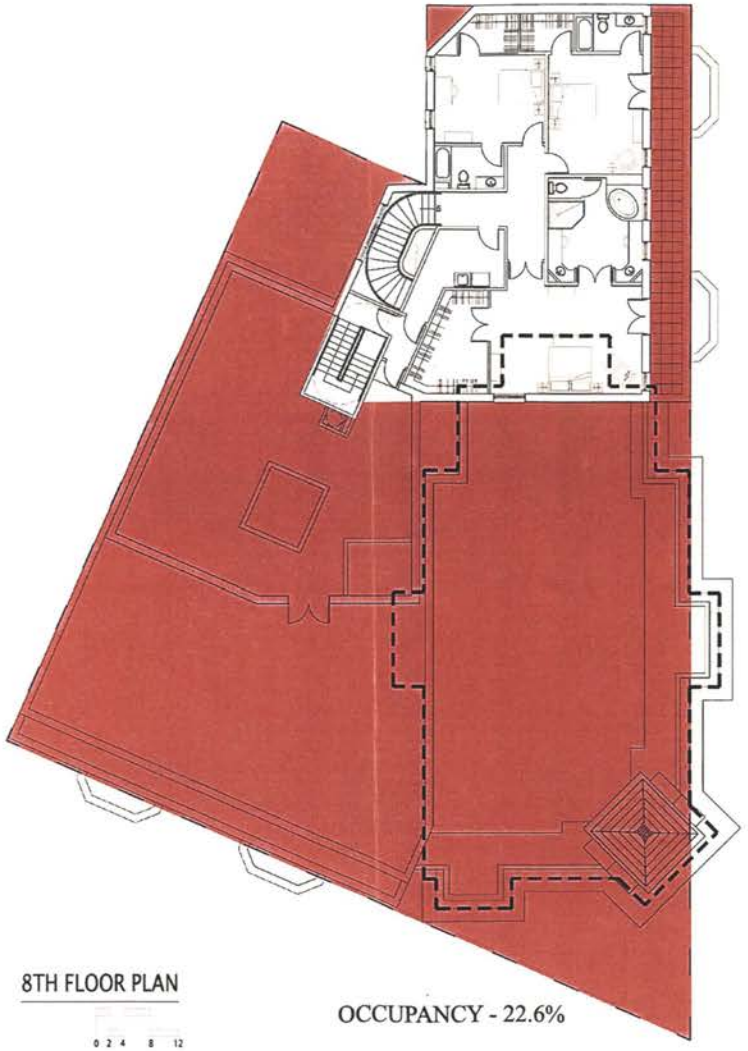
LOT OCCUPANCY

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VARIANCE
LOT OCCUPANCY
SECTION 772



8TH FLOOR PLAN

0 2 4 8 12

OCCUPANCY - 22.6%

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BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

LOT OCCUPANCY

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VARIANCE
LOT OCCUPANCY
SECTION 772



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BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

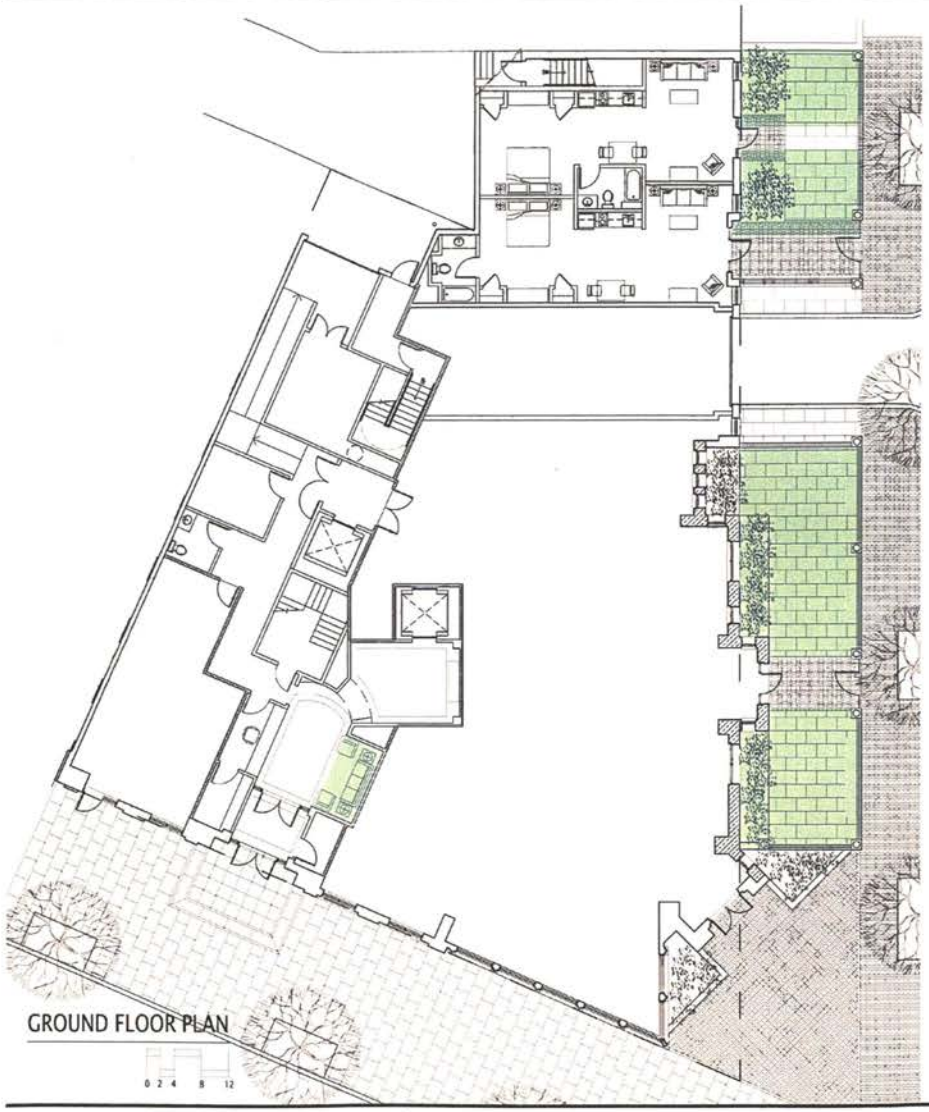
RECREATION SPACE

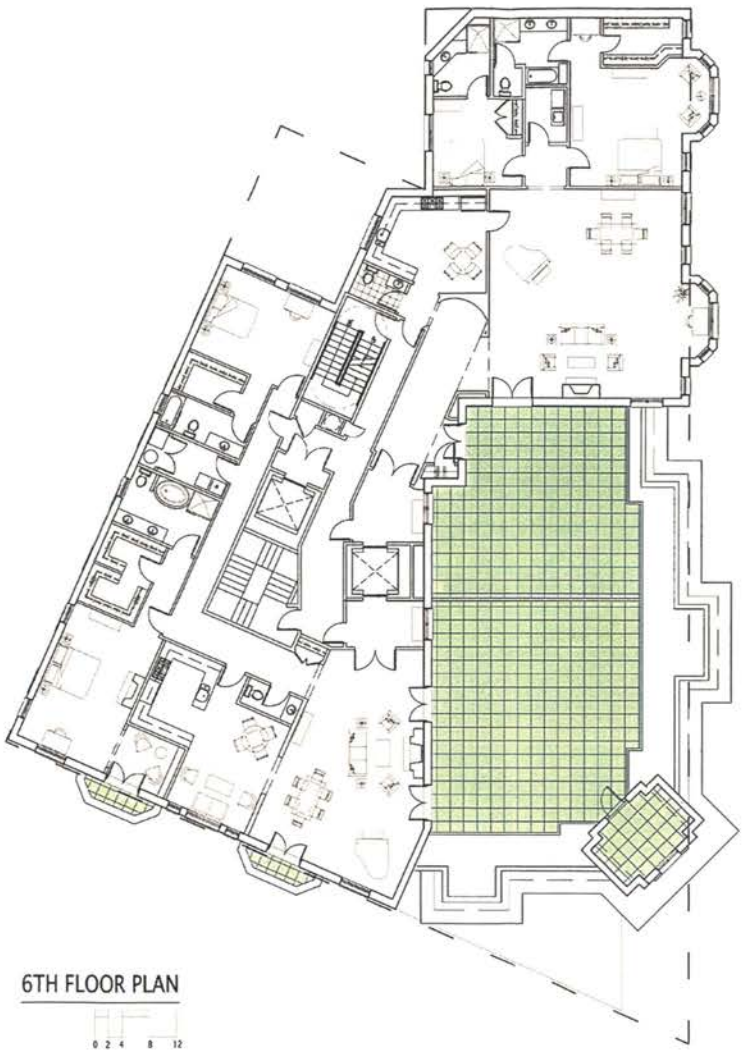
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VARIANCE:
RESIDENTIAL RECREATION SPACE
SECTION 773





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BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

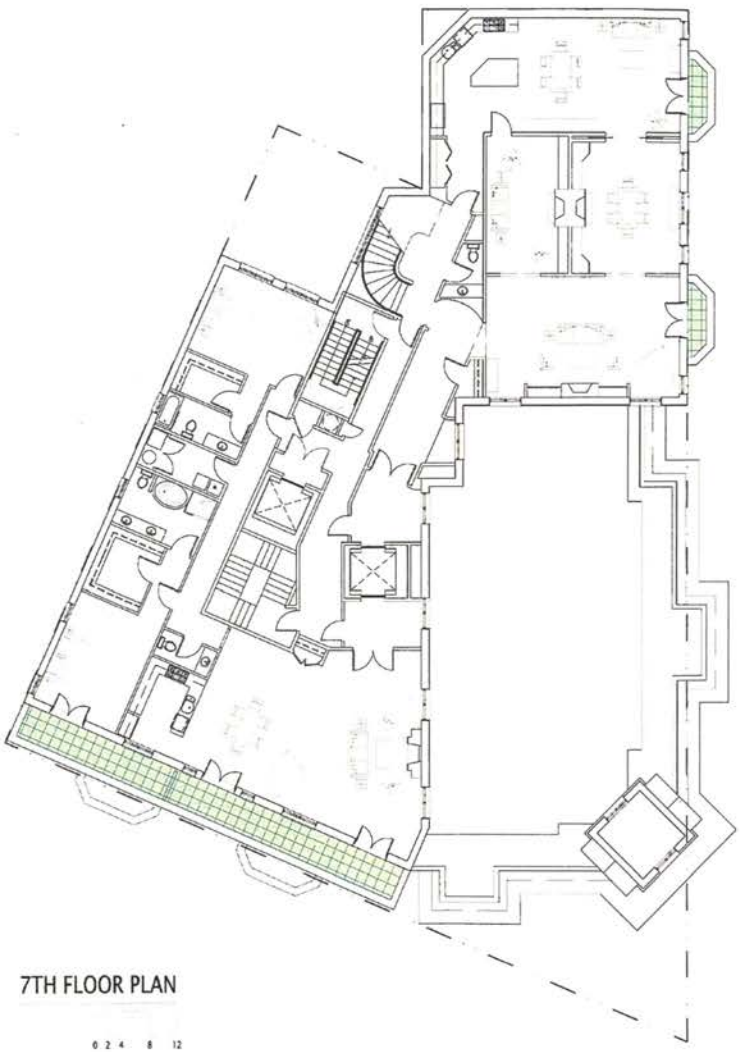
RECREATION SPACE

2501 PENNSYLVANIA AVENUE NORTHWEST

Washington, DC

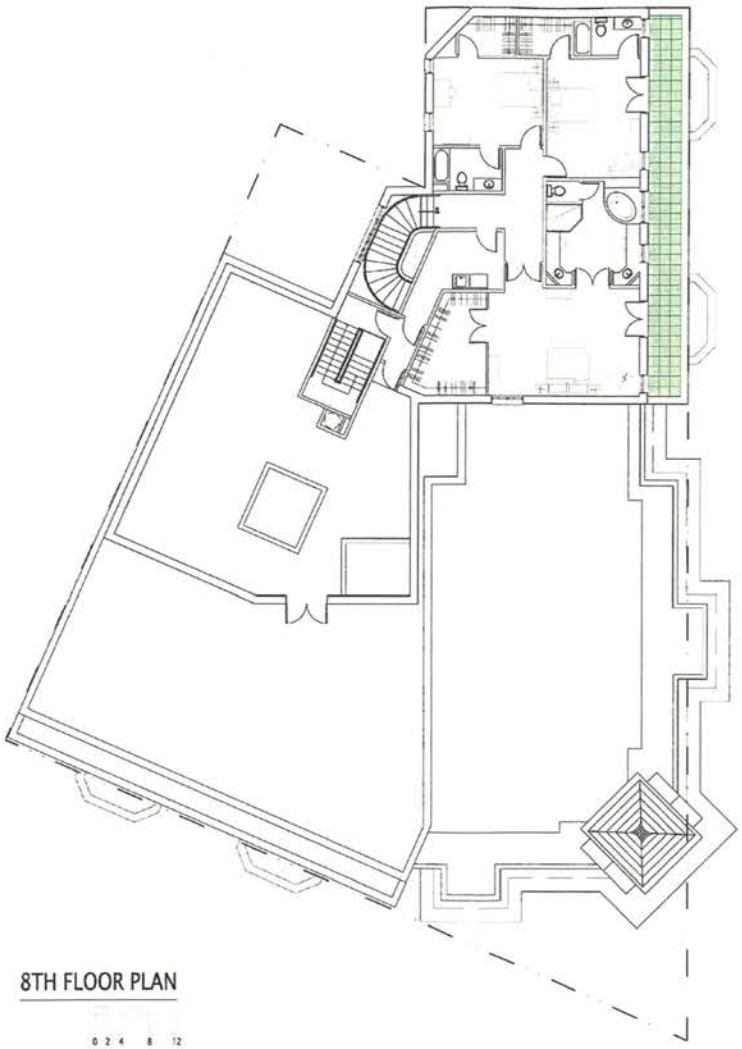
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VARIANCE:
RESIDENTIAL RECREATION SPACE
SECTION 773



7TH FLOOR PLAN

0 2 4 8 12



8TH FLOOR PLAN

0 2 4 8 12

BBG BBGM

BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

RECREATION SPACE

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VARIANCE:
RESIDENTIAL RECREATION SPACE
SECTION 773