



AN APPLICATION TO THE BOARD OF ZONING ADJUSTMENT FOR:
MUSEUM OF THE AMERICAN EDUCATOR
1503 AND 1505 PENNSYLVANIA AVENUE, NW

PRE-HEARING SUBMISSION - MARCH 29TH, 2016

LOCATION: **1503-1505 PENNSYLVANIA AVE. NW**
WASHINGTON, D.C. 20005
SQUARE: 221 - LOT: 810

OWNER: **FOTP, LLC**
C/O RICHARD SANDLER
1250 4TH STREET
SANTA MONICA, CA 90401

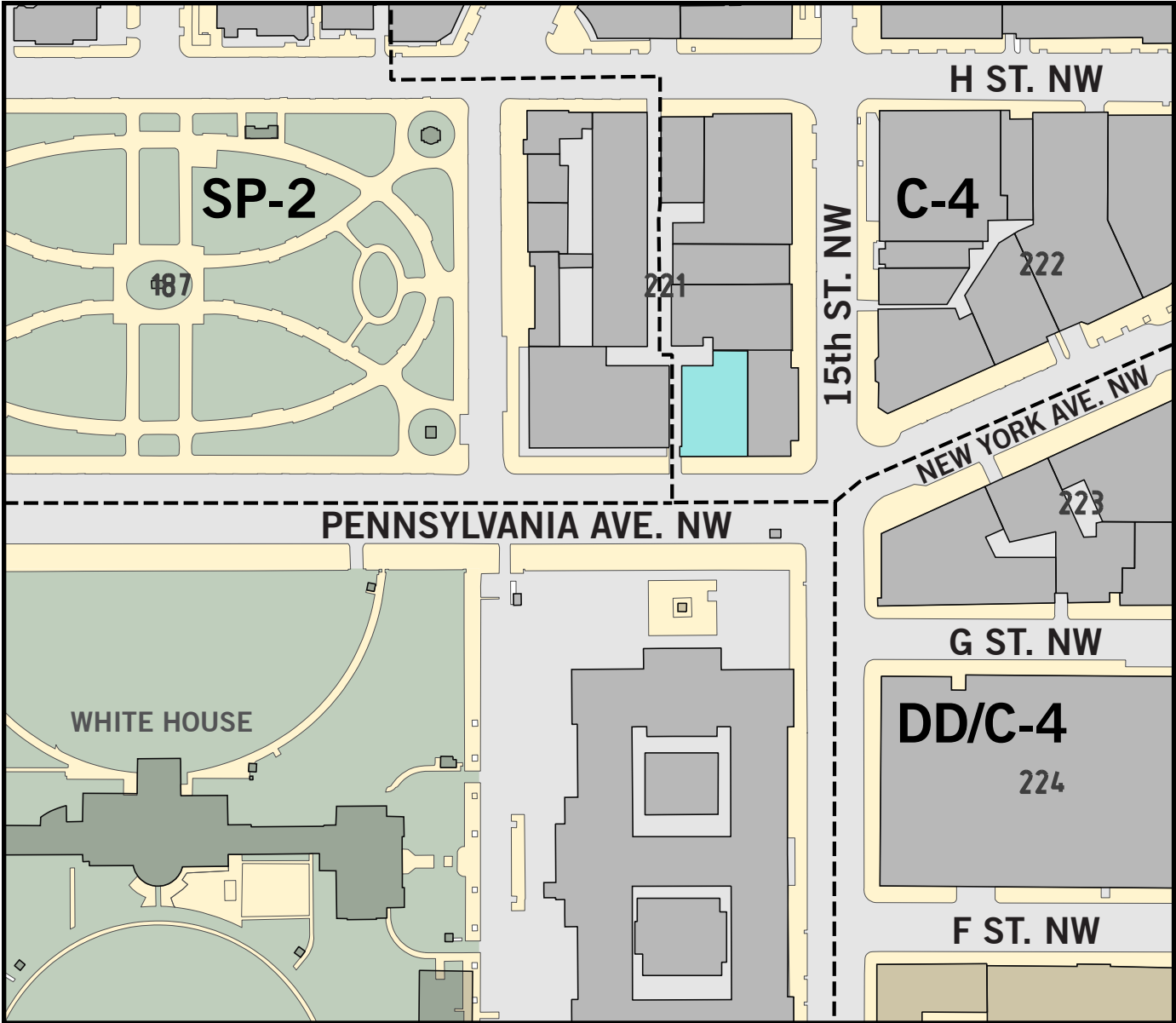
DEVELOPMENT MANAGER: **AKRIDGE**
601 13TH ST. NW, SUITE 300N
WASHINGTON, D.C. 20005

ARCHITECT: **SHALOM BARANES ASSOCIATES**
1010 WISCONSIN AVE. NW, SUITE 900
WASHINGTON, D.C. 20007

LAND USE COUNSEL: **HOLLAND & KNIGHT, LLC**
800 17TH ST. NW, SUITE 1100
WASHINGTON, DC 20006

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ZONING SUMMARY



SQUARE	221	HISTORIC LANDMARK IN THE DC INVENTORY OF HISTORIC SITES, AND A CONTRIBUTING STRUCTURE IN THE 15TH STREET FINANCIAL HISTORIC DISTRICT & LAFAYETTE SQUARE HISTORIC DISTRICT		HISTORIC PRESERVATION REVIEW BOARD JURISDICTION: HPA# 15-374 - CONCEPT APPROVAL RECEIVED ON 9/24/15
LOT	810			
SITE AREA	9,692	SHIPSTEAD-LUCE		US COMMISSION OF FINE ARTS JURISDICTION: CASE NO. SL 15-174 - CONCEPT APPROVAL RECEIVED
ZONING DISTRICT	C-4	WARD 2		ANC 2B JURISDICTION
STREET WIDTH	140'			
MEASURING POINT	51.29'			
	REQUIRED/ PERMITTED FOR THE ADDITION	EXISTING HISTORIC	PROPOSED	NOTES
FAR	10.0	3.35	3.93	
GROSS FLOOR AREA	96,920	32,439	38,130	FOR PARKING PURPOSES, THE PROPOSED GFA INCREASE IS 17.5 %
BUILDING HEIGHT	80'	Approx. 65'	79'-0"	1910 HT ACT - SCHEDULE OF HEIGHTS OF BUILDINGS ADJACENT TO PUBLIC BUILDINGS ✱
LOT OCCUPANCY	100%	98%	98%	
REAR YARD	2.5 IN/FT (76'-0 1/2" = 15'-10")	NOT PROVIDED	NOT PROVIDED	BOARD OF ZONING ADJUSTMENT RELIEF REQUESTED
GREEN AREA RATIO	NOT REQUIRED	NOT PROVIDED	NOT PROVIDED	AN ADDITION TO A HISTORIC STRUCTURE IS NOT REQUIRED TO COMPLY IF THE GFA INCREASE IS LESS THAN 50%
PENTHOUSE HEIGHT	20'-0"	9'-0"	10'-0"	
PENTHOUSE SETBACKS	1:1	NOT PROVIDED	NOT PROVIDED	BOARD OF ZONING ADJUSTMENT RELIEF REQUESTED
PARKING	NOT REQUIRED	NOT PROVIDED	NOT PROVIDED	AN ADDITION TO A HISTORIC STRUCTURE IS NOT REQUIRED TO PROVIDE PARKING IF THE GFA INCREASE IS LESS THAN 50%
LOADING	NOT REQUIRED	NOT PROVIDED	NOT PROVIDED	AN ADDITION TO A HISTORIC STRUCTURE IS NOT REQUIRED TO PROVIDE ADDITIONAL LOADING
NOTE - IN A PRIOR CASE (APPEAL NO. 10255) IN 1969, THE BZA GRANTED RELIEF FROM ROOF STRUCTURE REQUIREMENTS.				

0100'200'

ITEM REQUIRES SPECIAL EXCEPTION

✱ On Pennsylvania Ave; NW, in square 221, confronting the Treasury Building, no building shall be erected or altered so as to be higher than a horizontal line 80 feet above the top of the curb at the northeast corner of Pennsylvania Avenue and Madison Place, excepting ventilation and elevator shafts, which shall be set back from the front and side lines of such buildings a distance equal to the height of such shafts above the adjacent roof.

PROJECT OVERVIEW

EXISTING BUILDING

1503-1505 Pennsylvania Avenue, NW, historically known as the Riggs National Bank, is a 5-story building that is a National Register and DC-Listed historic property. The main banking hall was designed by York & Sawyer and built in 1899-1902. Between 1922-1924, an addition designed by Appleton P. Clark was constructed to the west. The structures are located within the 15th Street Financial District and Lafayette Square Historic Districts.

Over time, various campaigns of building “improvements” were undertaken. Around 1930, interior balconies were added at the south end of the bank hall at the 3rd floor, and at the north end at the 2nd and 3rd floors. Around this time, it appears that the glass area was increased in the roof monitor. About 1970, and again circa 1986, major MEP system upgrades resulted in the addition of substantial rooftop mechanical equipment, exposed to view from public space. The addition of a fire escape along the west façade, the insertion of an ATM machine, and the covering of the roof skylight with metal sheathing, also occurred at undetermined dates.

PROPOSED PROGRAM

The Milken Family Foundation recently purchased the historic bank building with the intent of establishing a Museum of the American Educator that would utilize the ground floor of the building, including the main banking hall, as publicly accessible exhibit space. The basement floor would also include some exhibit area, along with MEP spaces, public restrooms and a kitchen. The upper floors would house office and conference room functions.

PROPOSED PLAN

In order to accommodate the building program, an expansion of the existing 5th Floor level, not visible behind the façade of the monumental granite bank, is proposed. A 1-story addition above the 5th Floor replaces the sprawling mechanical equipment currently visible at this level. The simple glass and copper addition references the metal roof forms that sit atop neighboring buildings. The 6th floor is setback from the historic Pennsylvania Avenue façade by roughly 23 feet.

A handicap accessible street entrance is added in the south façade of the 1922-1924 addition. The floor level was previously lowered to sidewalk grade at this location to accommodate the interior access to the back side of a street-facing ATM machine.

Other than the introduction of this new accessible entrance, the existing exterior will be renovated and restored. Some major aspects of this exterior work include:

- Non-historic accretions will be removed, including:
 - ATM machine on the south facade
 - Fire escape on the west façade
 - Bars on the windows at the ground
 - Exposed rooftop mechanical equipment
 - PNC Bank signage (replaced with new signage)
- Facades will be cleaned and repointed
- Windows will be repaired and restored, using clear insulated glass

PROPOSED ZONING RELIEF

The request for zoning relief is directly related to earlier Historic Preservation Review Board and US Commission of Fine Arts concept approvals. In order to minimize the visibility of the rooftop addition and mechanical roof structure, new construction was pushed to the north end of the building, and away from the historic structure’s primary frontage on Pennsylvania Avenue, NW.

The elevators are placed at the back of the 1922-1924 addition for several reasons. In this location, they do not impact the “historic” interior bank hall space, they can link all of the existing buildings floor levels with the upper floor addition, and their overruns can be incorporated into a single enclosure with other rooftop mechanical equipment. There is also a practical advantage to this placement. By locating the elevators at the narrow end of the floor, the remaining floor area’s usability is maximized. Placing the elevators somewhere in the middle would divide the space and create an inefficient floor plan layout. Locating them at the south end would not allow the elevators to serve the upper floor addition, which is setback from Pennsylvania Avenue for the reason described above.

The existing historic building, which was constructed prior to May 12, 1958, does not provide a rear yard that complies with current zoning requirements, nor does the existing elevator overrun satisfy the setback requirements of the current regulations. The new rooftop addition and its associated mechanical roof structure do not comply as well.

The zoning relief sought through the Board of Zoning Adjustment includes:

- **Special exception pursuant to 11 DCMR §§3104 and 411 from the penthouse setback requirement of §777.1 and 411.18.**
- **Special exception to 11 DCMR §3104 from the rear yard requirement of §774.1.**



MUSEUM OF THE AMERICAN EDUCATOR

WASHINGTON, DC

March 29th, 2016

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SUMMARY OF PROJECT GOALS



REPLACE ROOFTOP MEP EQUIPMENT WITH
A 1-STORY ADDITION



BRING NATURAL LIGHT BACK TO BANK
HALL AND ACTIVATE THE SPACE WITH A
PUBLIC USE



ADD ADA ACCESSIBLE ENTRANCE

RENDERING



MUSEUM OF THE AMERICAN EDUCATOR
WASHINGTON, DC

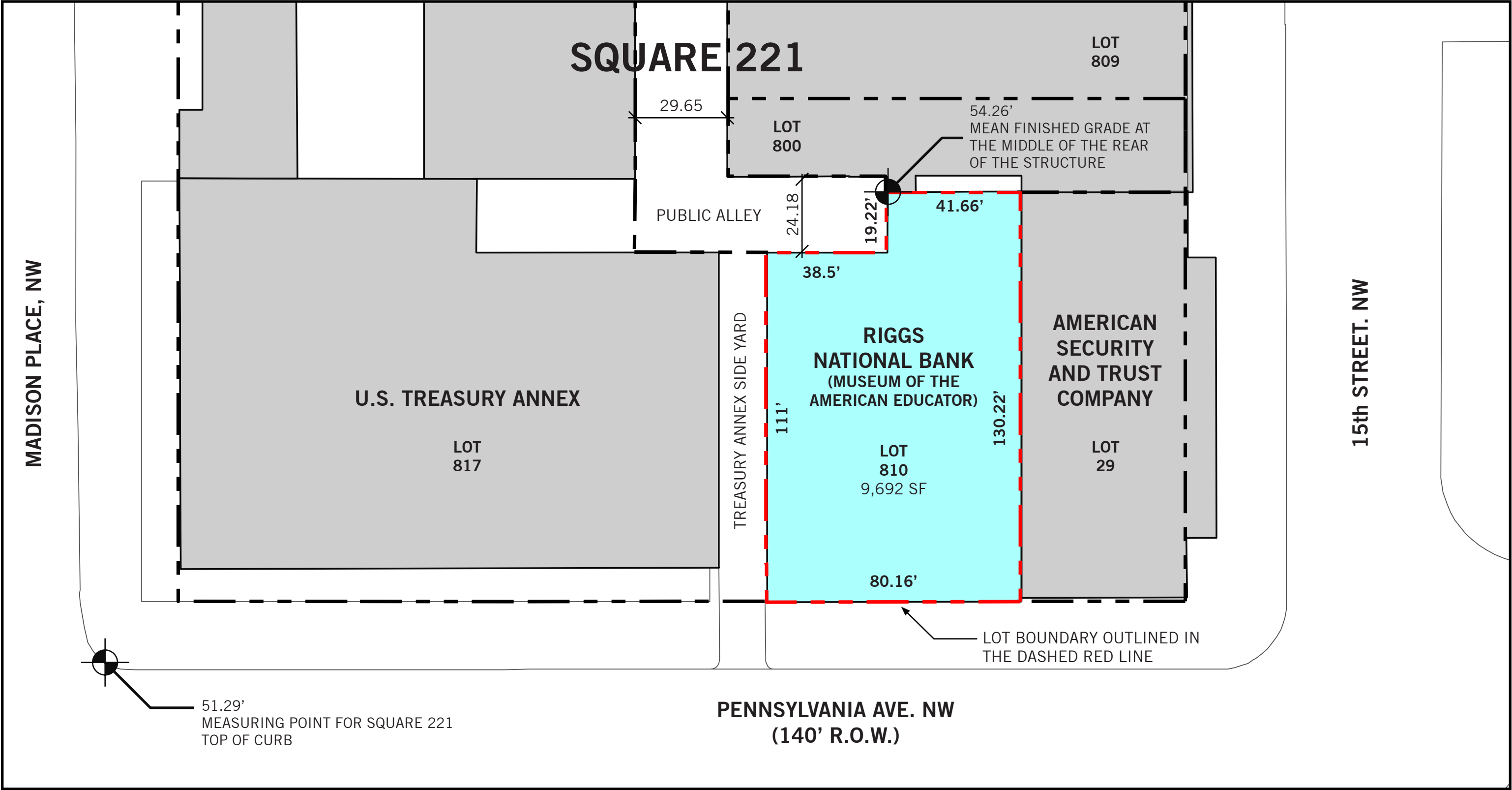
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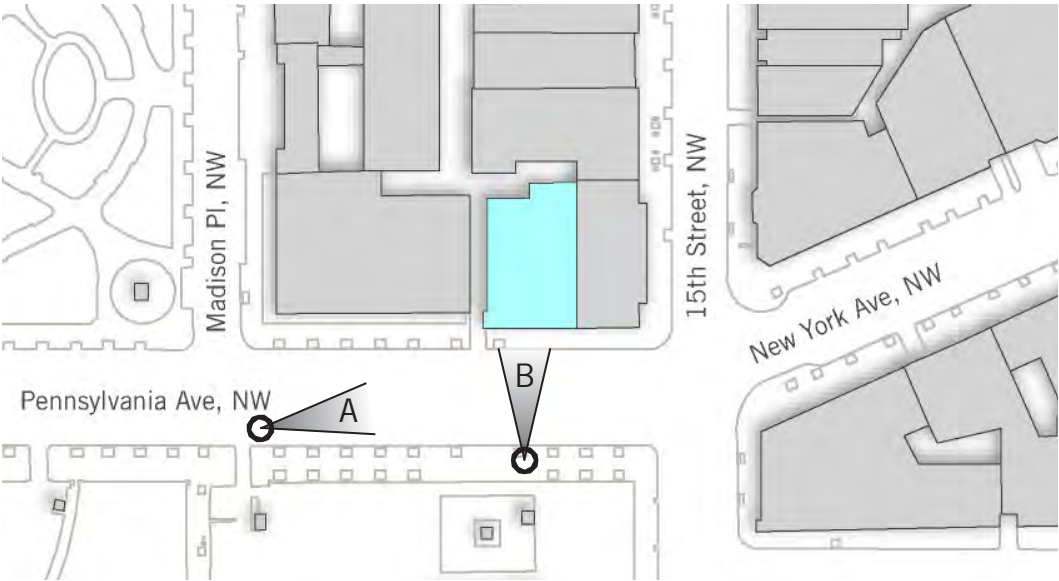
SITE PHOTOGRAPHS



A. From Pennsylvania Ave Looking East



B. From Treasury Building Looking North



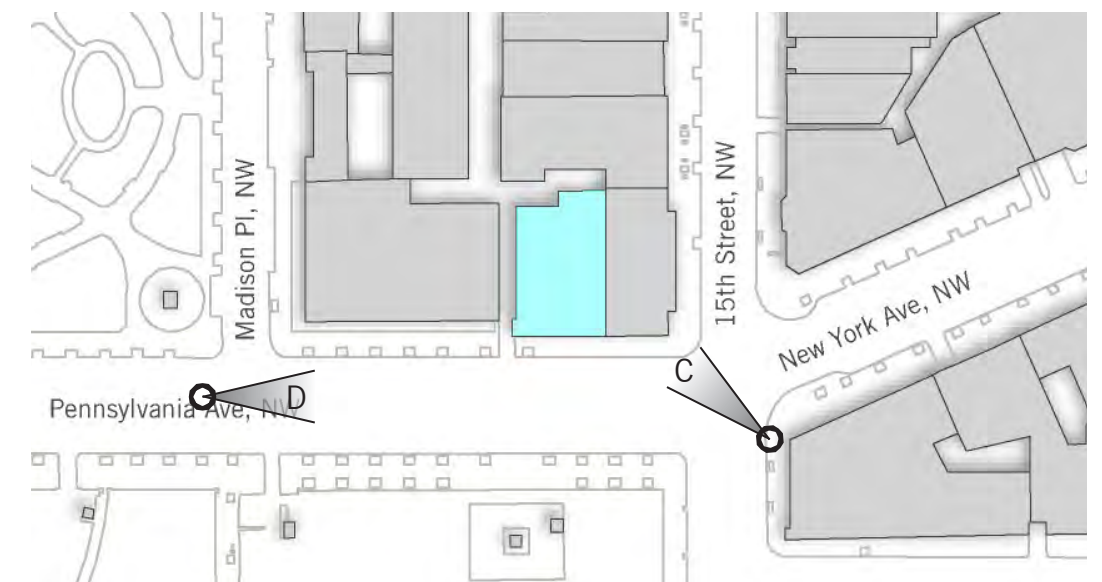
Key Plan



C. Pennsylvania Ave. and New York Ave. Looking Northwest



D. From Pennsylvania Ave Looking East



Key Plan

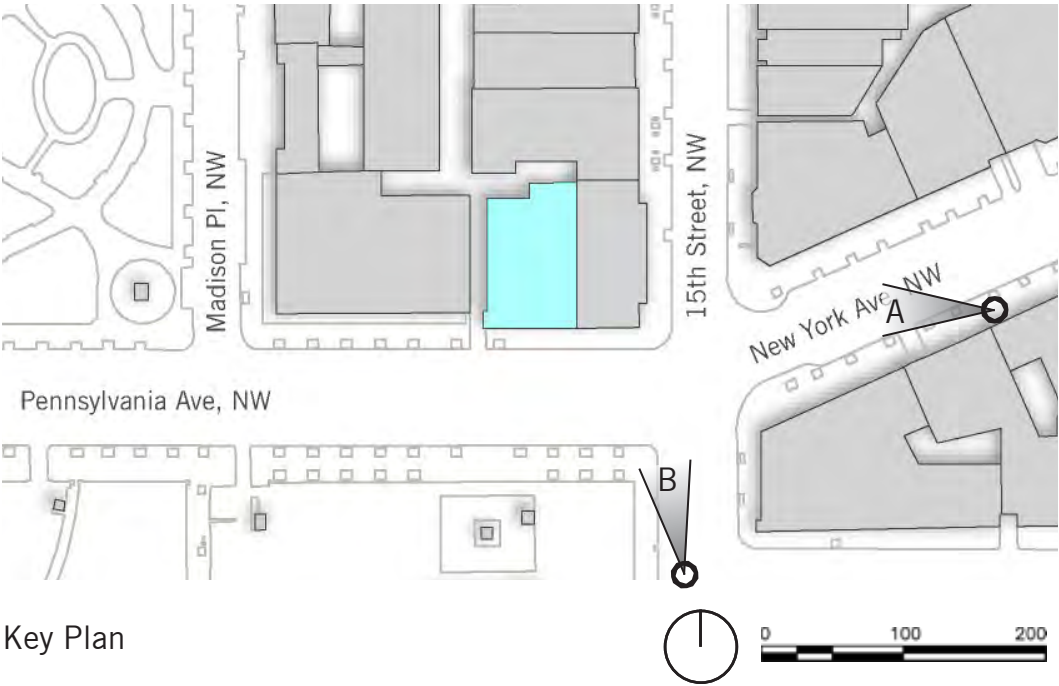
SITE PHOTOGRAPHS



A. From New York Ave Looking West



B. From 15th Street, NW Looking North



Key Plan

SITE PHOTOGRAPHS



A. National Savings Bank, 1445 NY Ave, NW
(Historic Site)



B. The Washington Building, 1440 NY Ave, NW



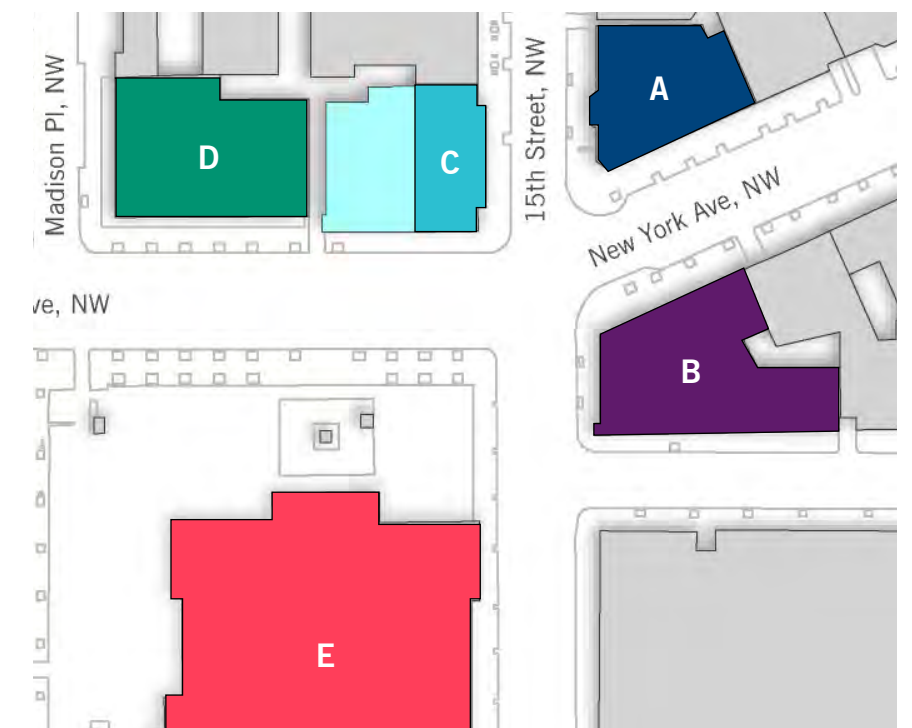
C. 1501 Penn Ave, NW - American Security and Trust
Company (Historic Site)



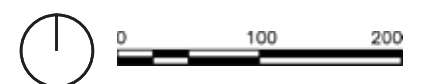
D. US Treasury Annex, 717 Madison Pl, NW
(Historic Site)



E. US Department of Treasury
(National Historic Landmark)



Key Plan

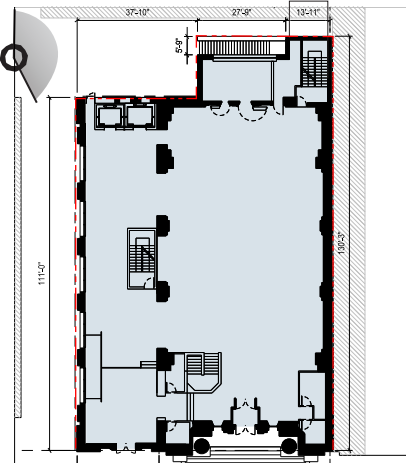


SITE PHOTOGRAPHS



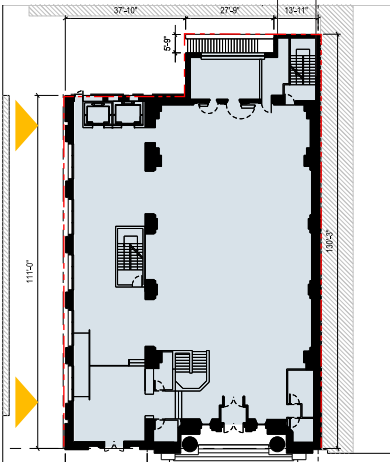
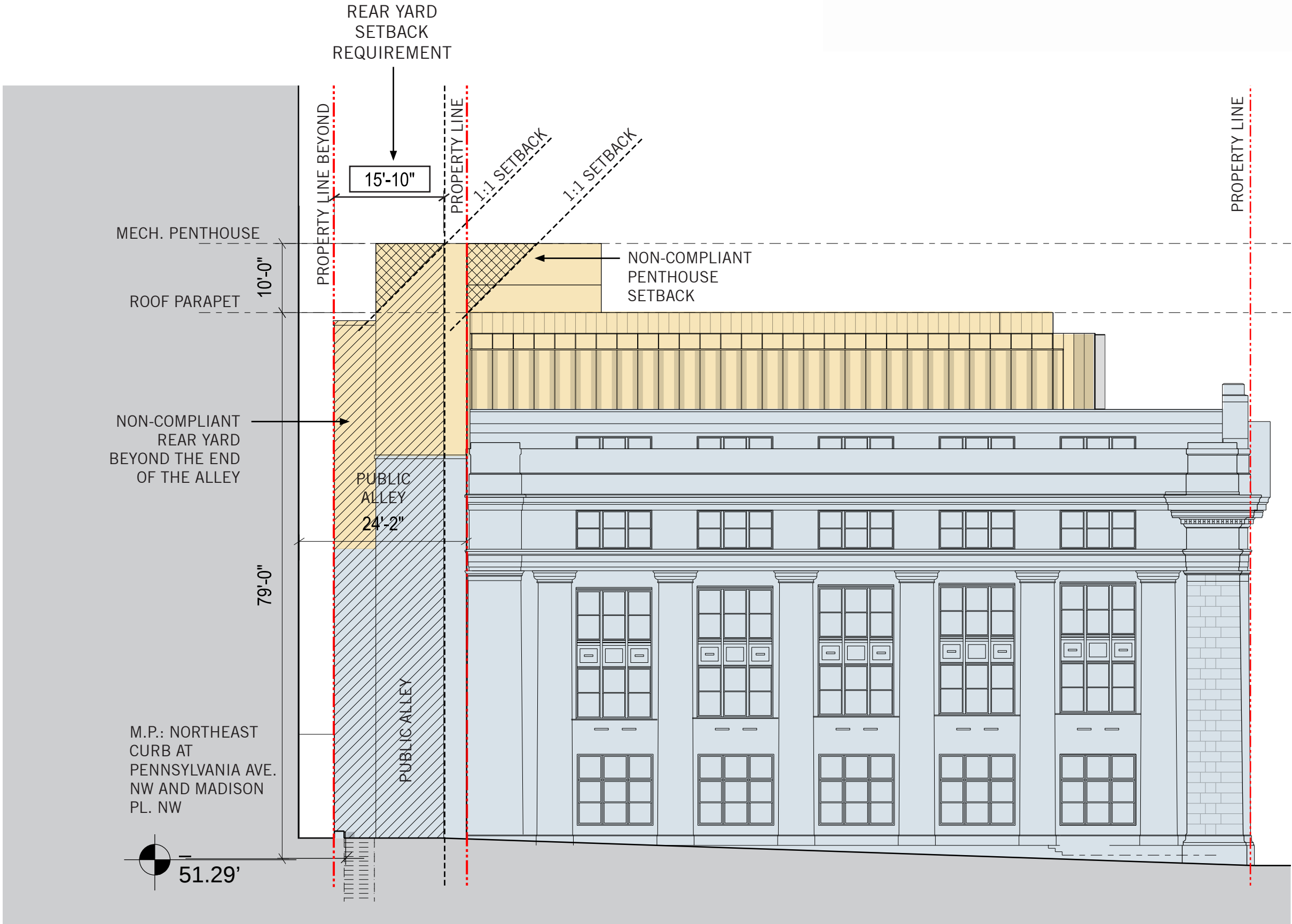
ENLARGED VIEW OF EXISTING
NON-COMPLIANT REAR YARD

 EXISTING HISTORIC
BUILDING



BACK ALLEY - 1503 PENNSYLVANIA AVE.

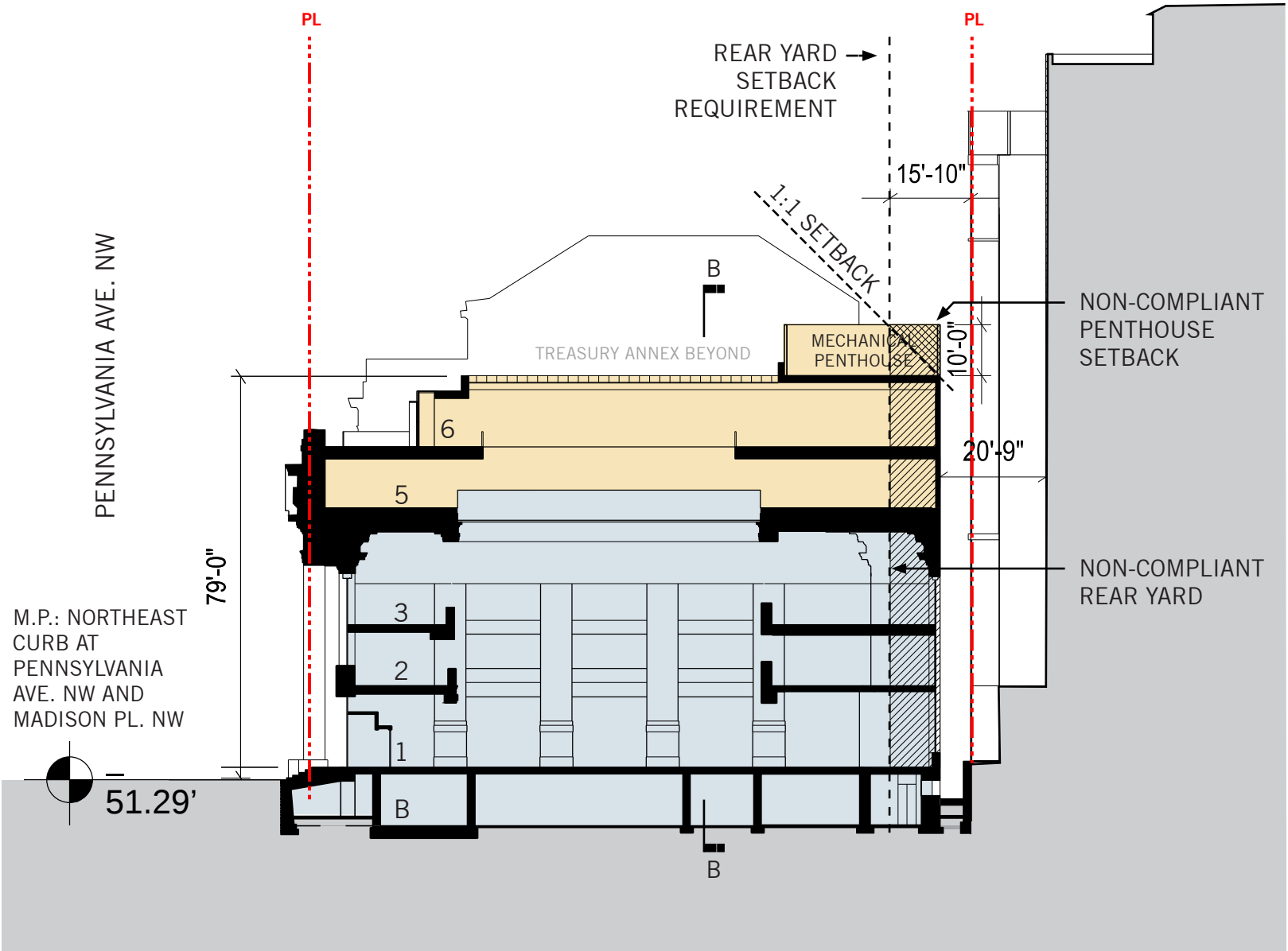
WEST ELEVATION



PROPOSED ADDITION

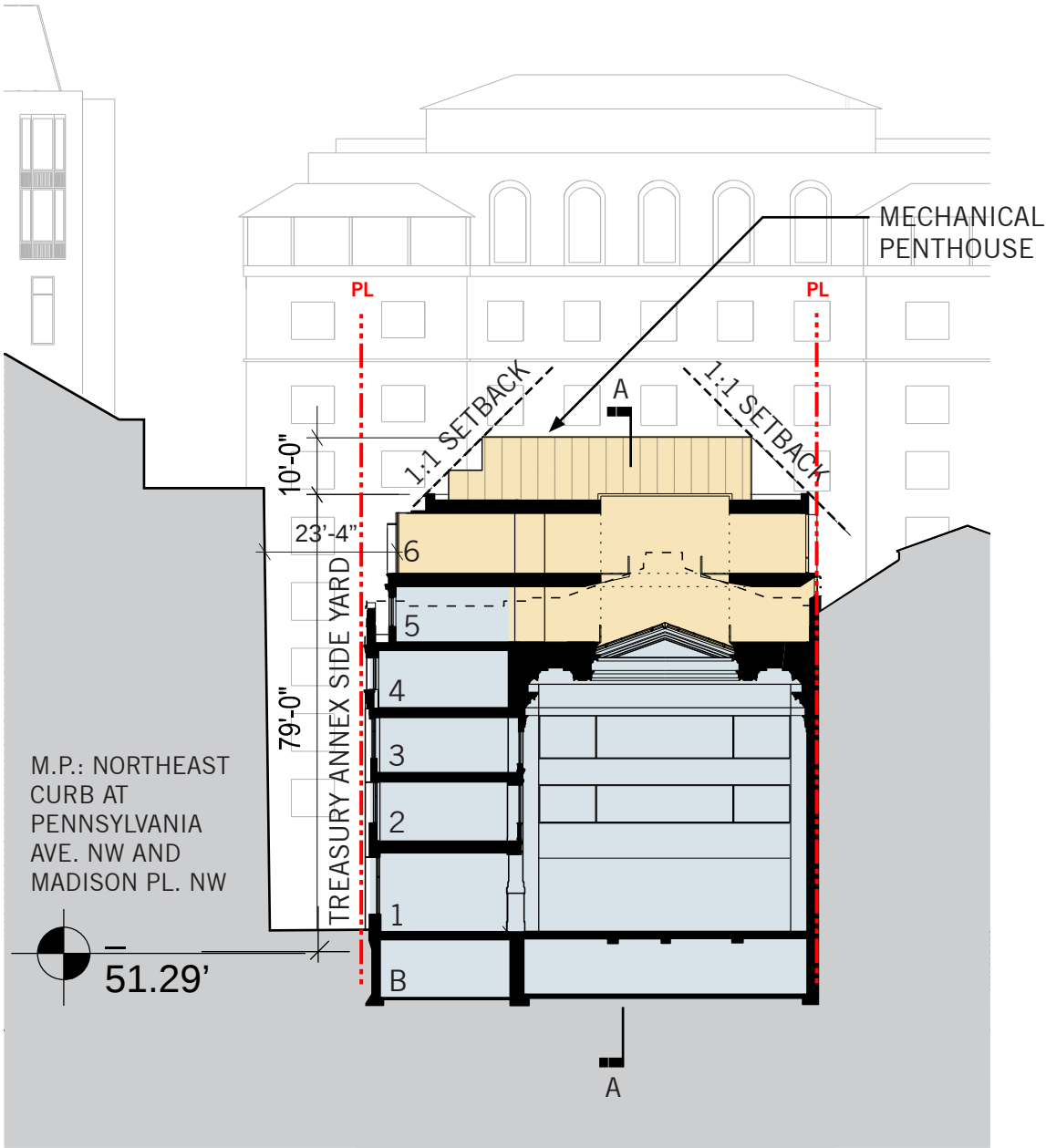
EXISTING HISTORIC BUILDING

SECTIONS - PROPOSED



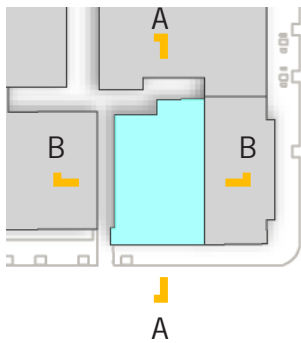
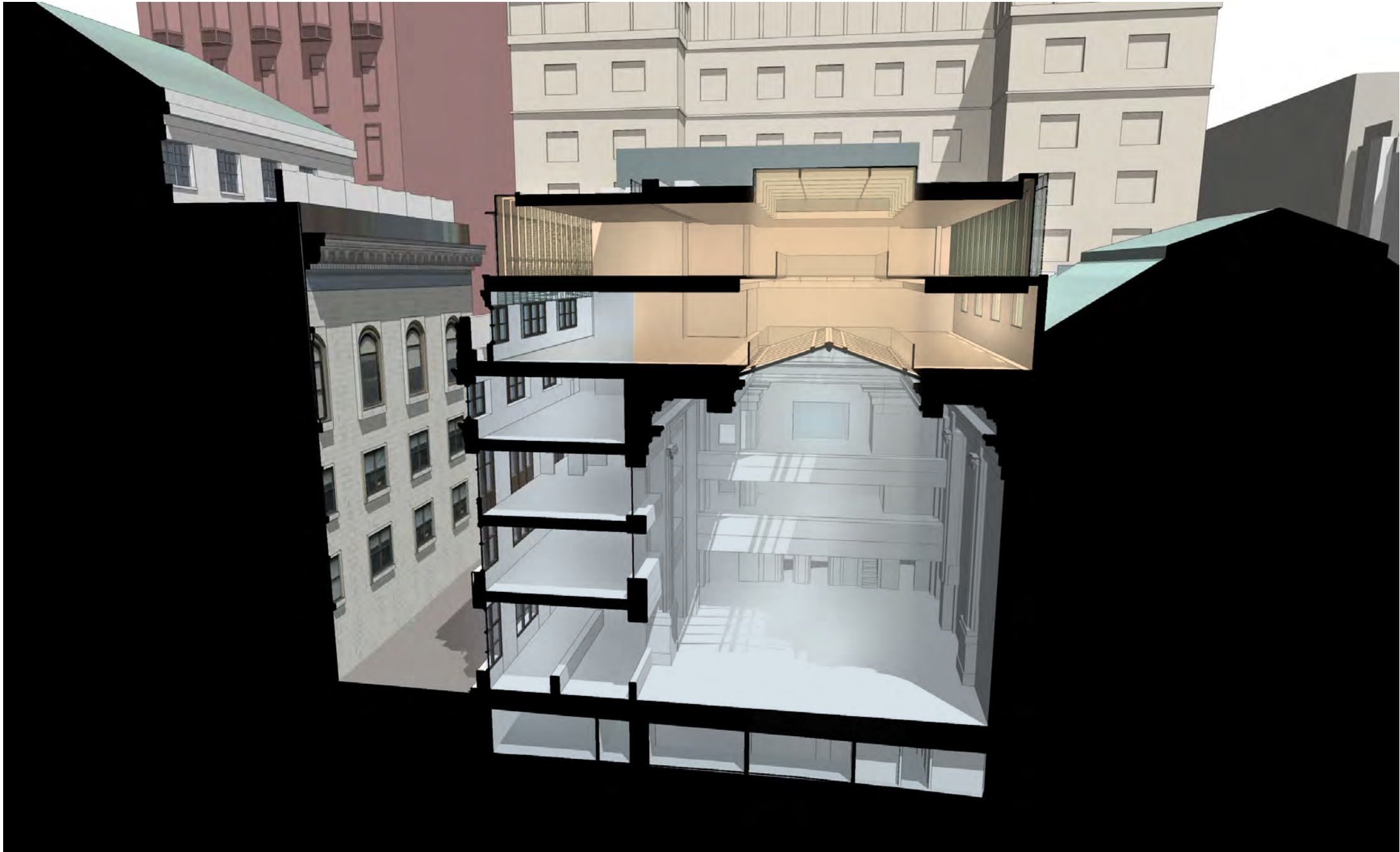
SECTION A-A (NORTH-SOUTH)

- PROPOSED ADDITION
- EXISTING HISTORIC BUILDING



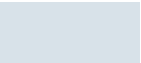
SECTION B-B (EAST-WEST)

NOTES:
SIZES AND LOCATIONS OF DOORS, WINDOWS, INTERIOR
PARTITIONS, INTERIOR STAIRS, AND ELEVATORS ARE
PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

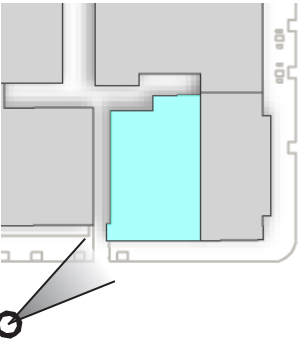


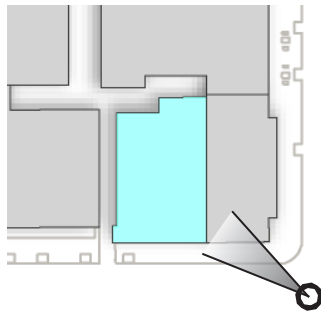
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PROPOSED ADDITION 
EXISTING HISTORIC BUILDING 

RENDERING





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WASHINGTON, DC

March 29th, 2016

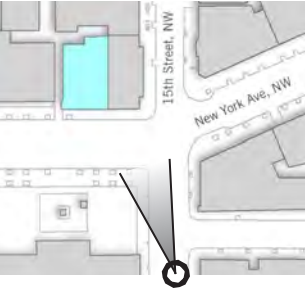
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RENDERING





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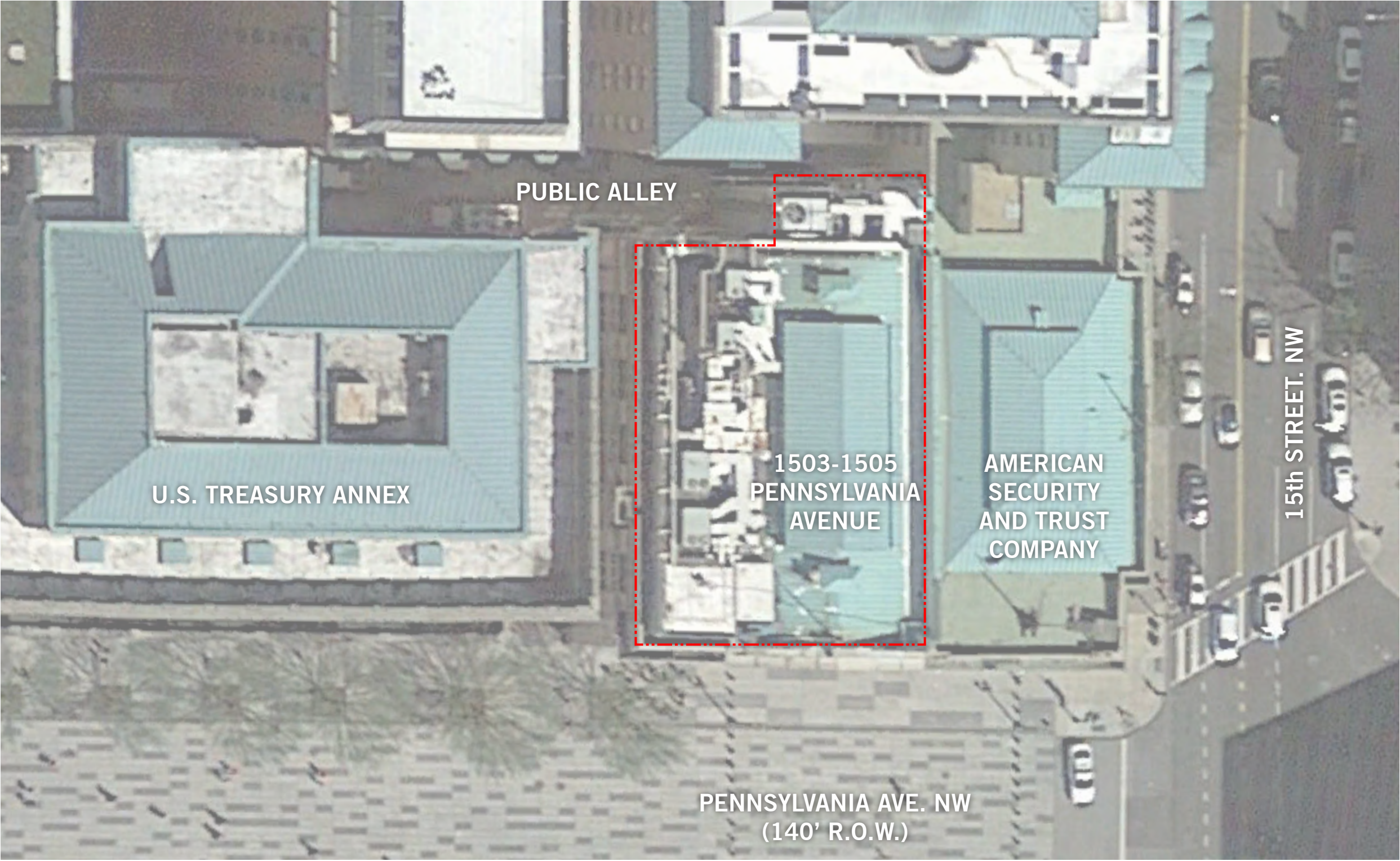
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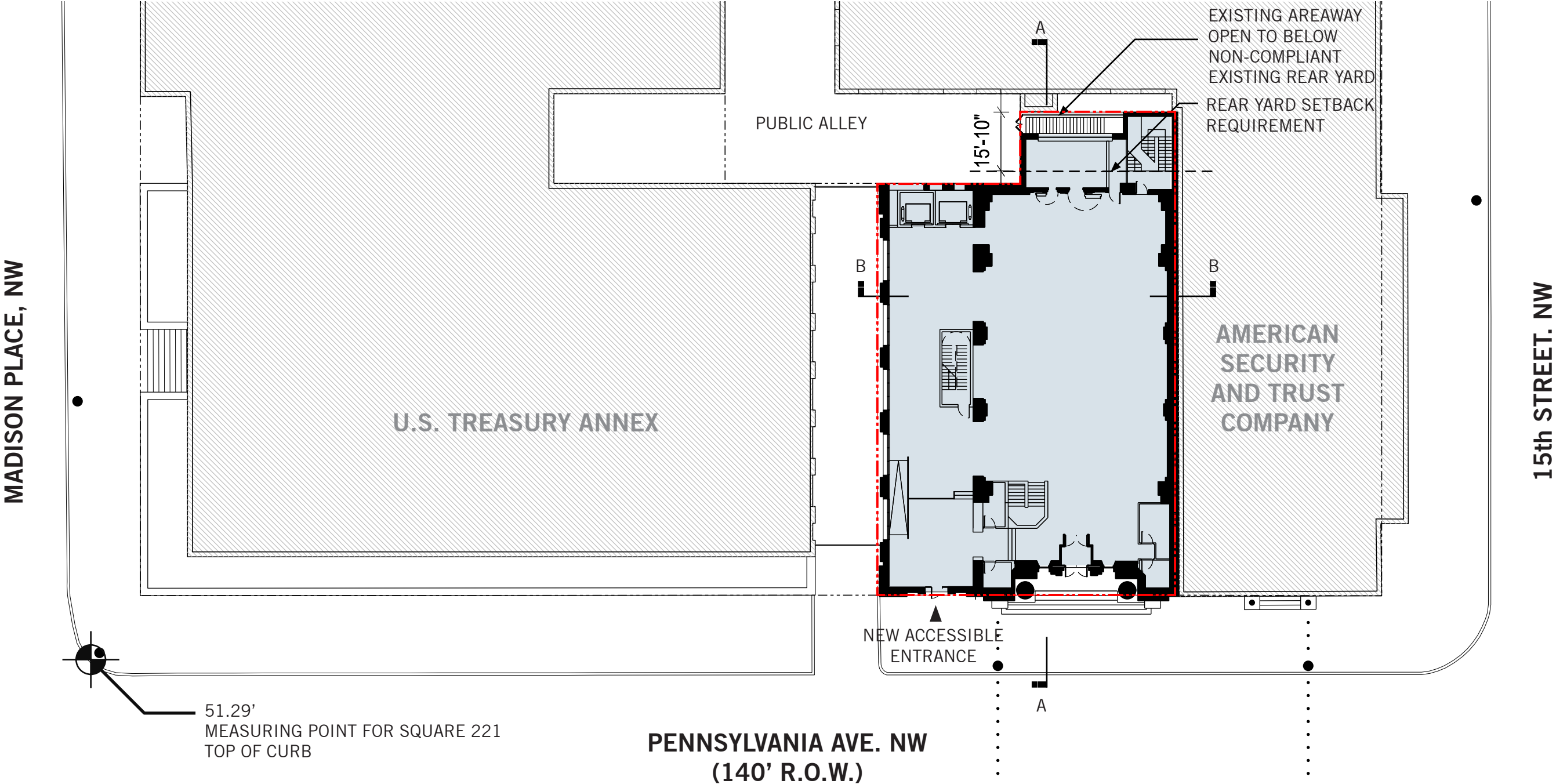
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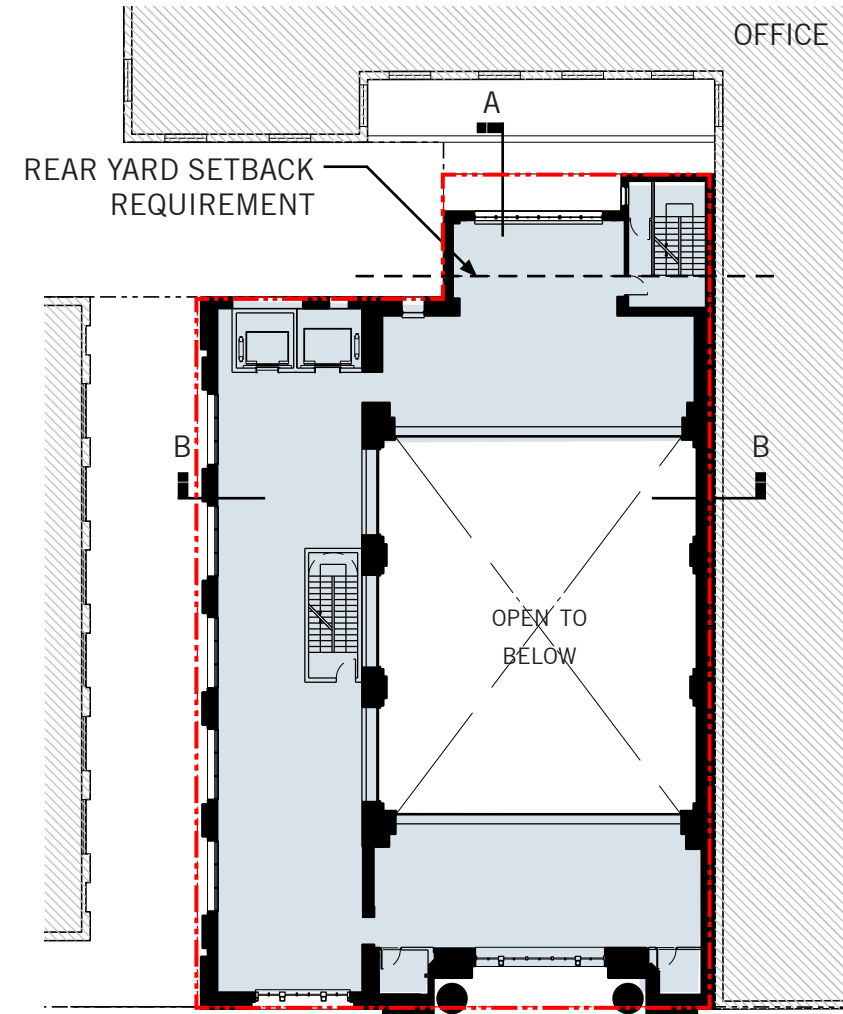
AERIAL IMAGE



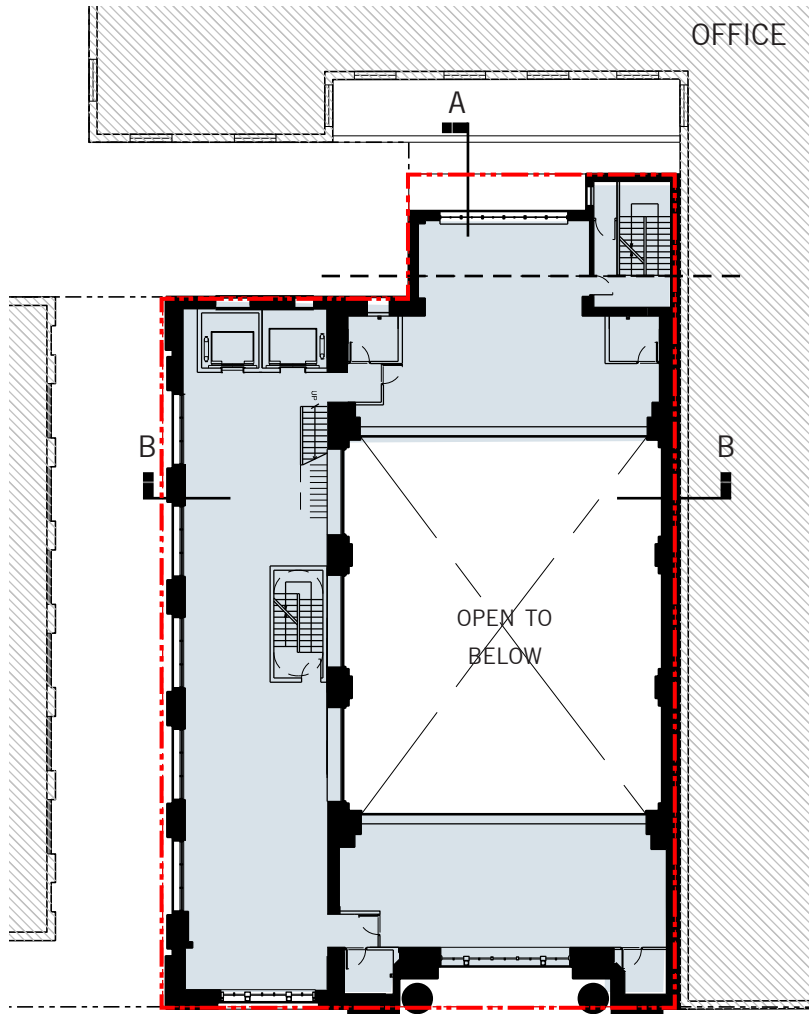


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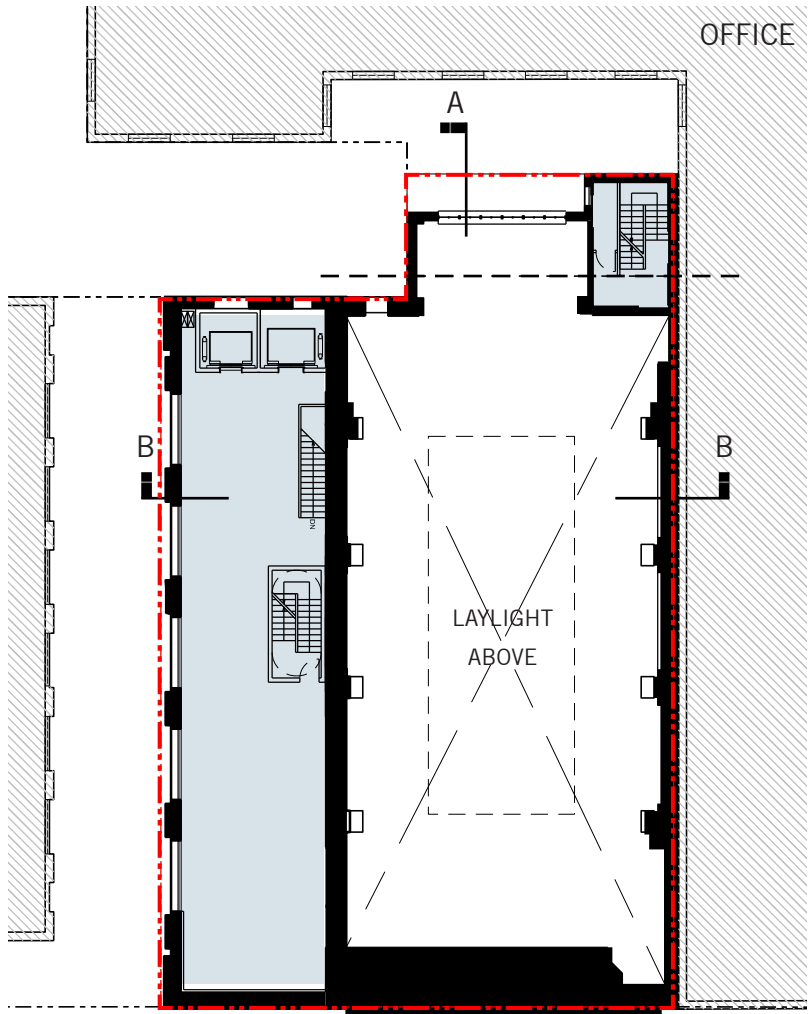
FLOOR PLANS



SECOND LEVEL

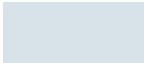


THIRD LEVEL



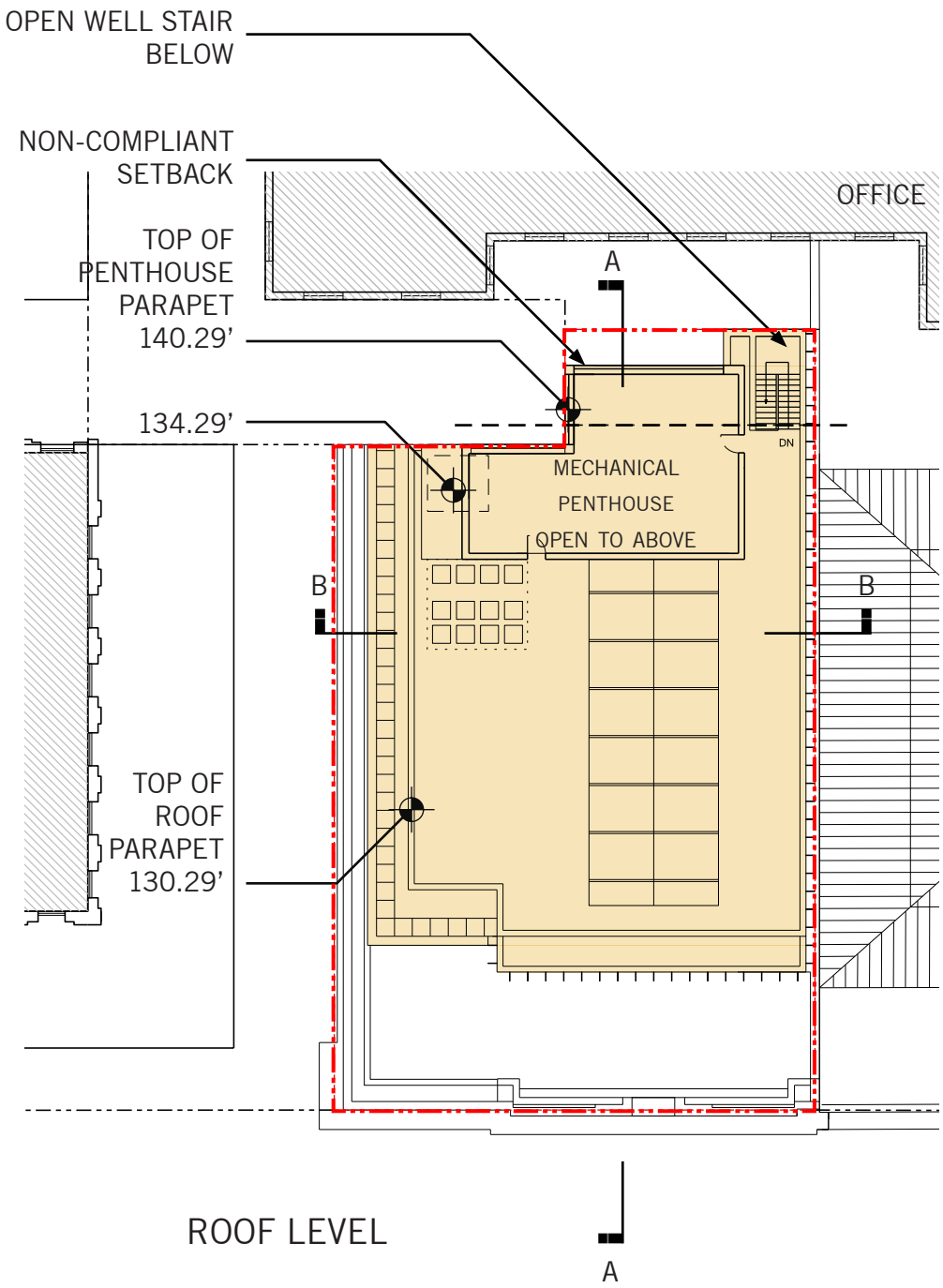
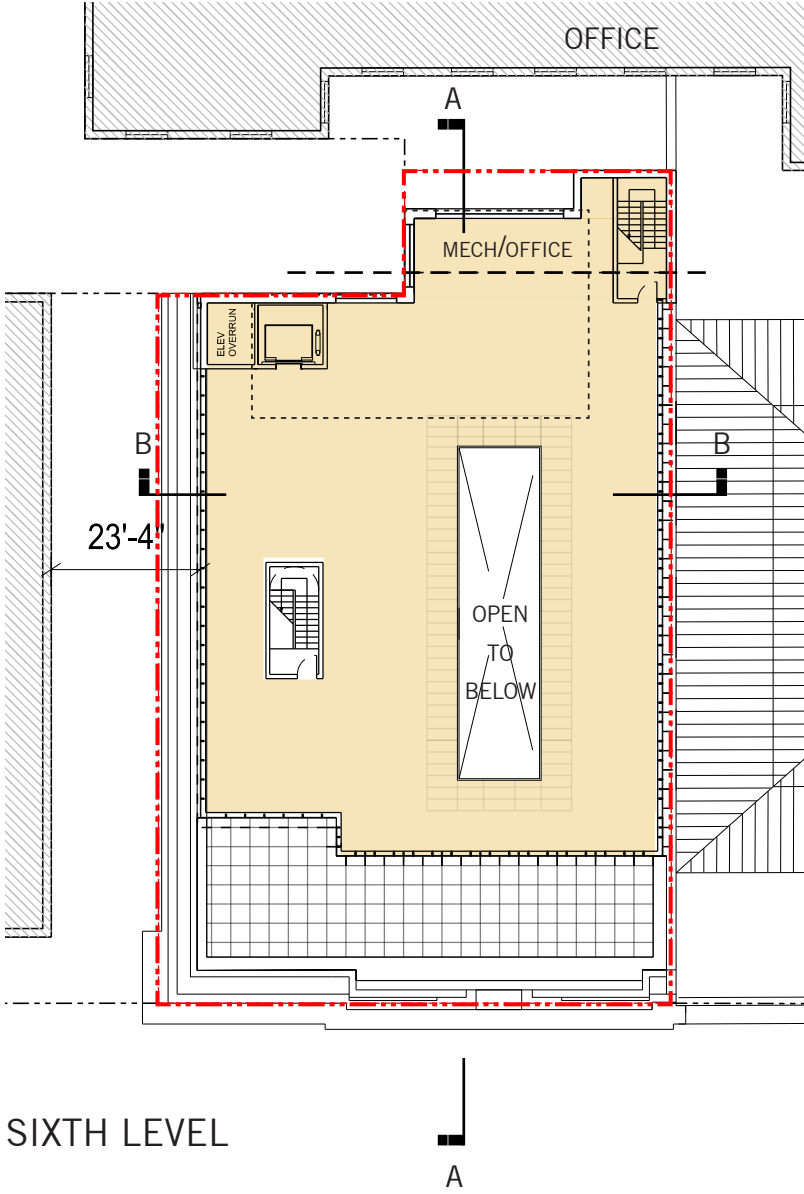
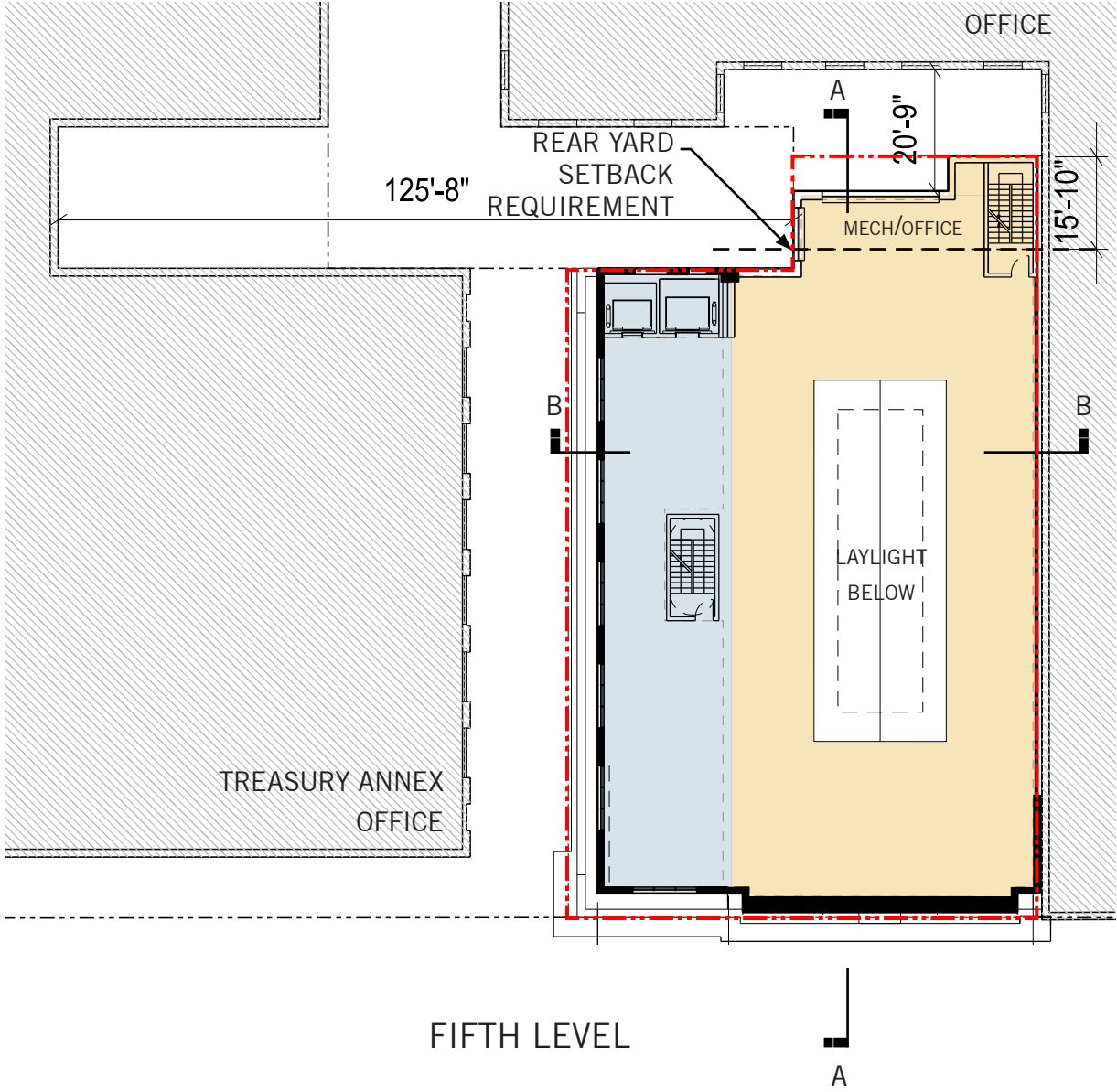
FOURTH LEVEL



-  PROPOSED ADDITION
-  EXISTING HISTORIC BUILDING

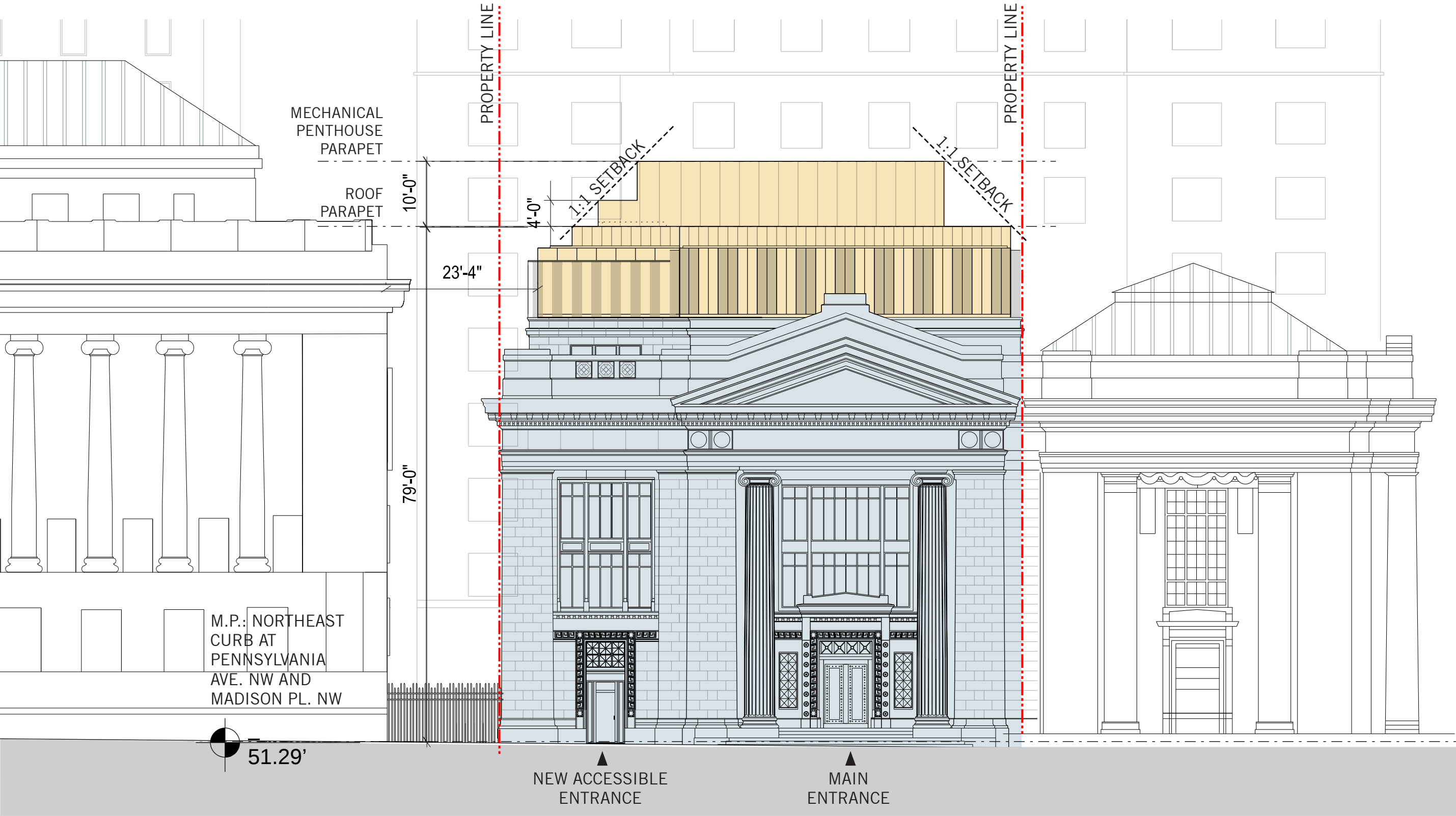
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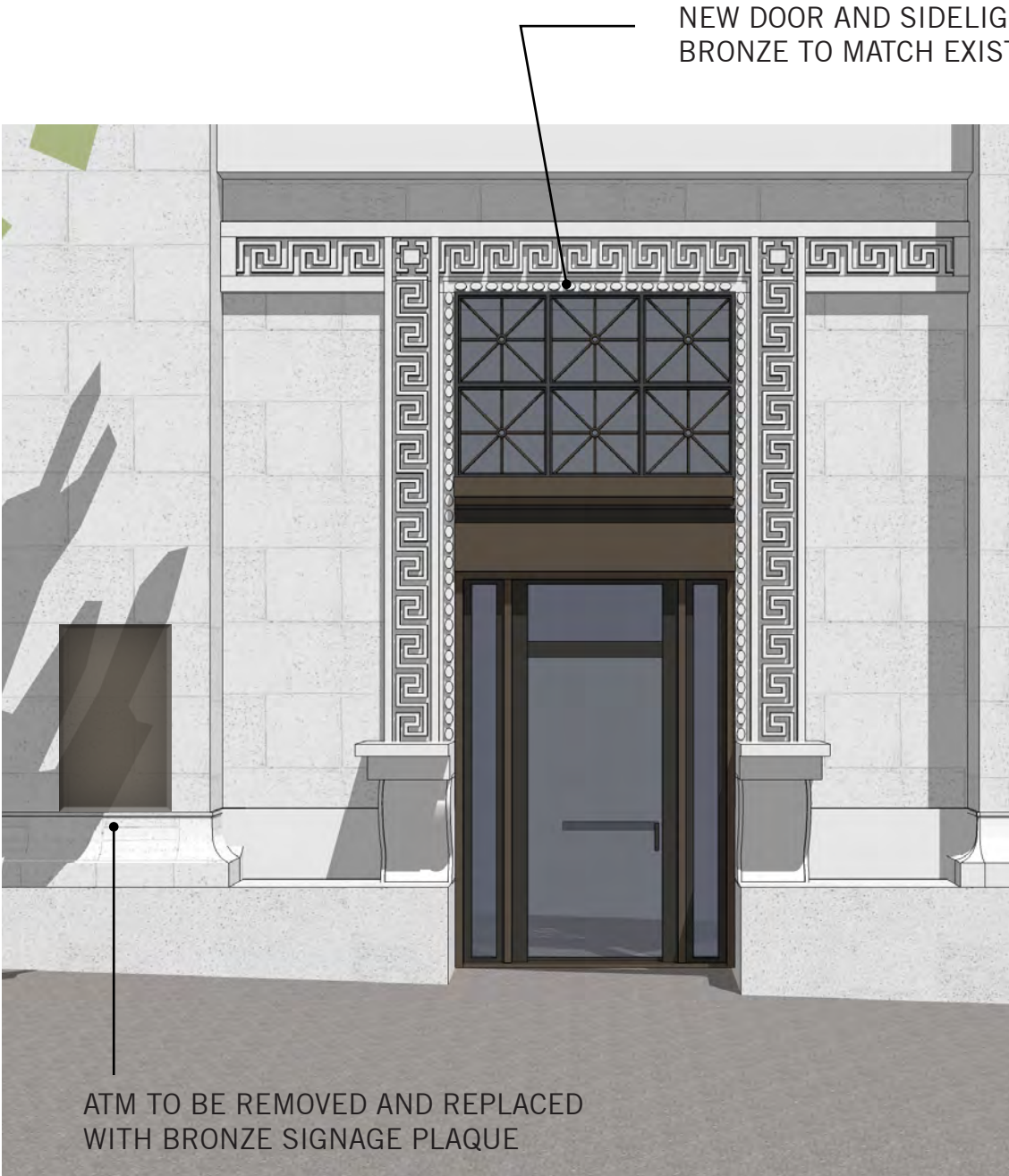
FLOOR PLANS



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SOUTH ELEVATION





PROPOSED ELEVATION



EXISTING PHOTOGRAPH



MUSEUM OF THE AMERICAN EDUCATOR

WASHINGTON, DC

March 29th, 2016

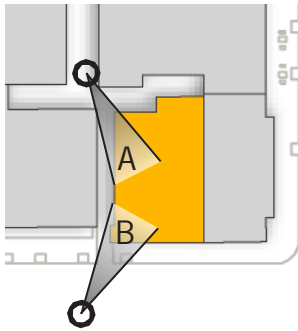
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REMOVING NON-HISTORIC ACCRETIONS



NON-HISTORIC ACCRETIONS, INCLUDING FIRE ESCAPES AND WINDOW SECURITY BARS, WILL NE REMOVED. FACADES WILL BE CLEANED AND REPOINTED. WINDOWS WILL BE REPAIRED AND MADE MORE ENERGY EFFICIENT.



MUSEUM OF THE AMERICAN EDUCATOR
WASHINGTON, DC

March 29th, 2016

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DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 25, 2015

Plat for Building Permit of: SQUARE 221 LOT 810

Scale: 1 inch = 20 feet Recorded in Book A & T Page 1468

Receipt No. 16-01393

Furnished to: Shalom Baranes Associates, P.C.

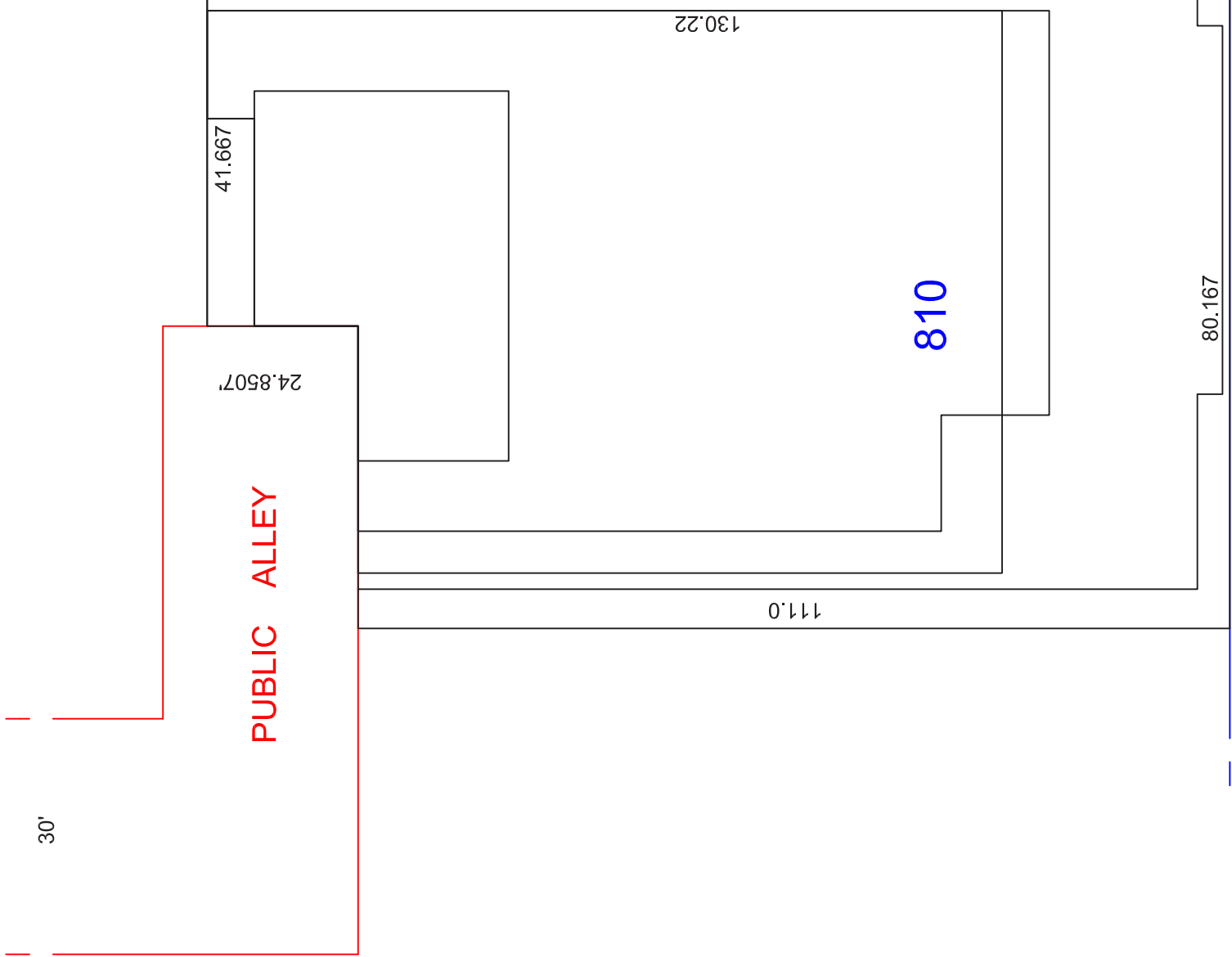
Surveyor, D.C.

By: A.S.

Date: _____

(Signature of owner or his authorized agent)

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



PENNSYLVANIA AVENUE, N.W.