

1899 PENNSYLVANIA AVENUE PENTHOUSE ADDITION BZA CASE NO. 20541

BZA HEARING - NOVEMBER 10, 2021

BUILDING HISTORY

SITE ANALYSIS



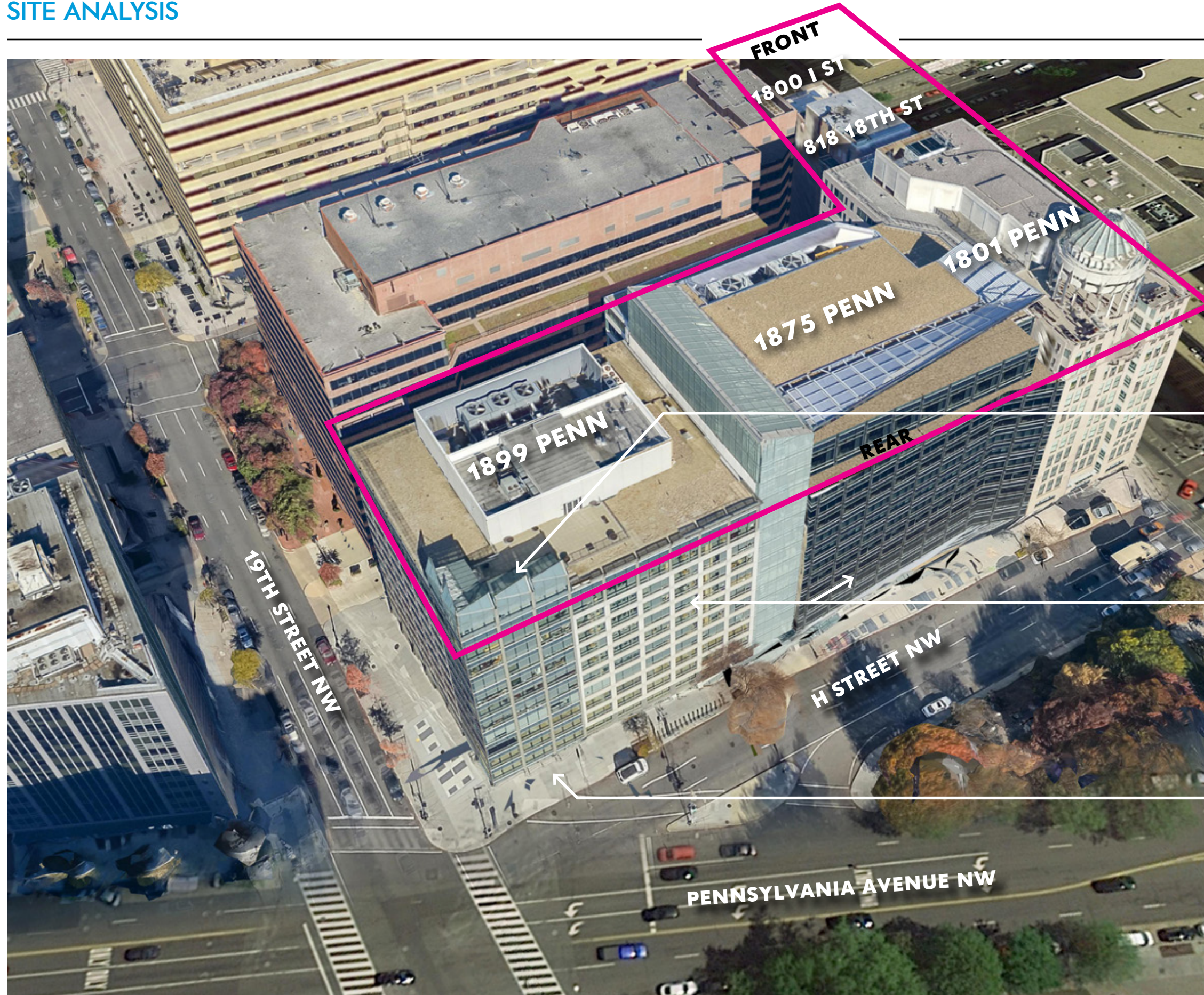
Commerce Building / 1899 Pennsylvania Ave
Pre 2002 renovation



Commerce Building, 1831 H Street NW
~1920s

1899 Pennsylvania Ave
Main structure of the 11 story building is from 1914/1915
Existing condition
Renovated in 2002

RECORD LOT SITE ANALYSIS



RECORD LOT 62

OPEN DECK ARCHITECTURAL
EMBELLISHMENT AT ROOFTOP

FLOORS DO NOT ALIGN WITH
REMAINDER OF BLOCK

1899 PENN ADDRESS DOES NOT
MAXIMIZE HEIGHT (MEASURED
FROM EYE STREET

H STREET NW ELEVATION ~5'
BELOW GROUND LEVEL

aerial looking NE

EXISTING PENTHOUSE PHOTOS



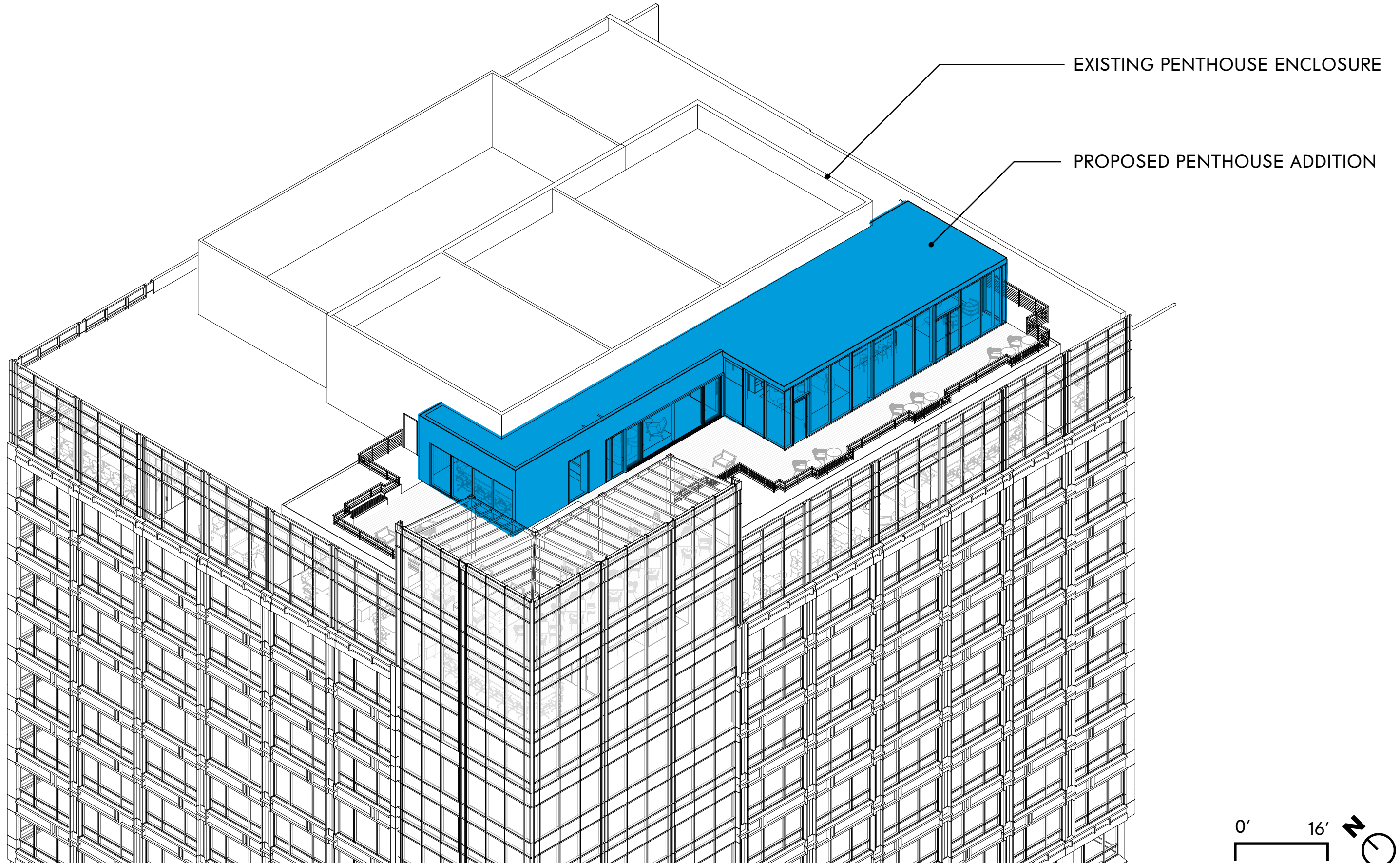
EXISTING PENTHOUSE
ARCHITECTURAL EMBELLISHMENT
AT PENNSYLVANIA AVENUE AND 19TH STREET NW



EXISTING PENTHOUSE
SOUTH ELEVATION WITH EXISTING EMBELLISHMENT (RIGHT SIDE OF IMAGE)
(1875 PENNSYLVANIA AVENUE NW BEYOND)

PENTHOUSE

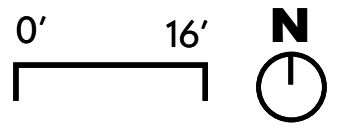
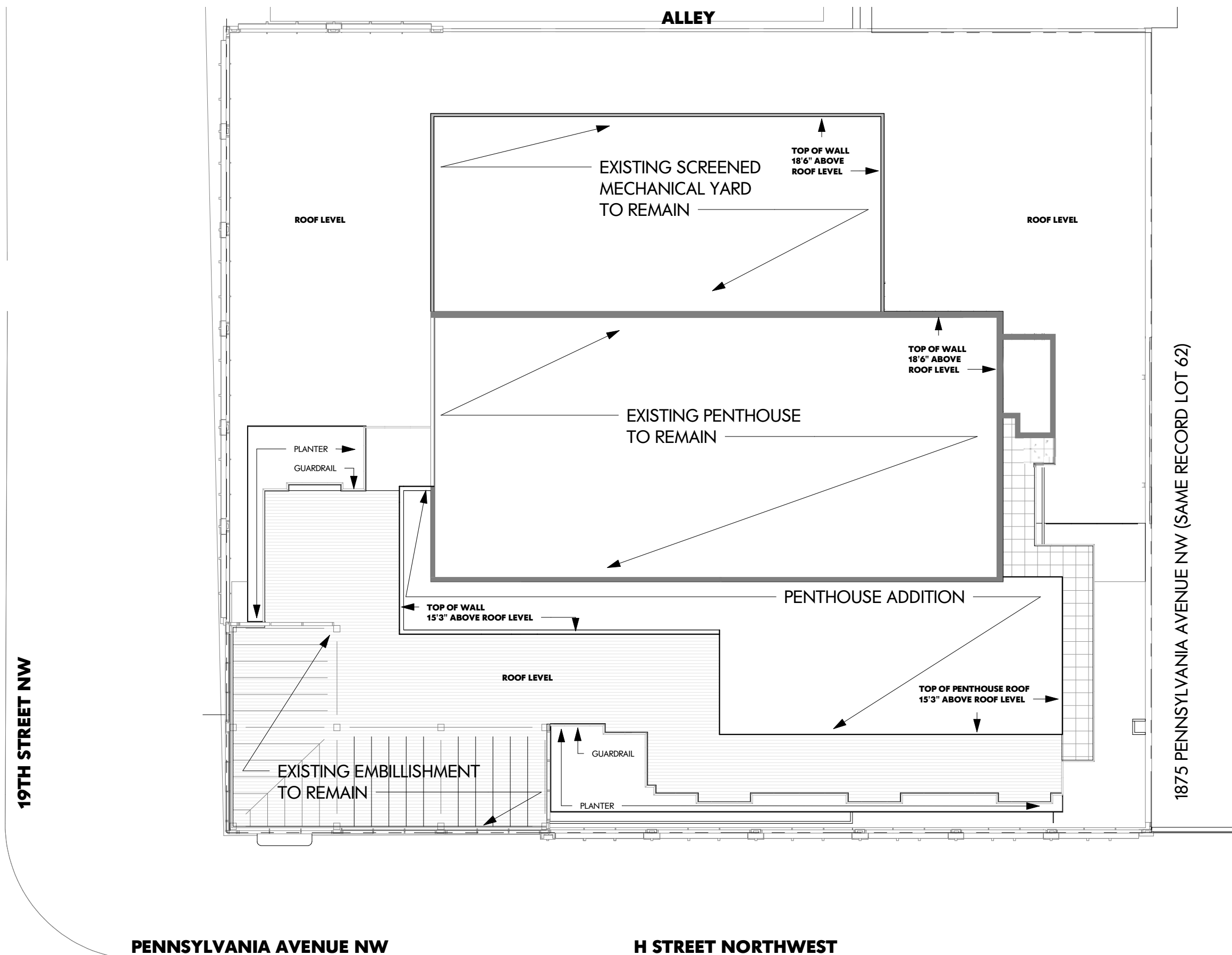
PROPOSED ADDITION CONCEPT AXON



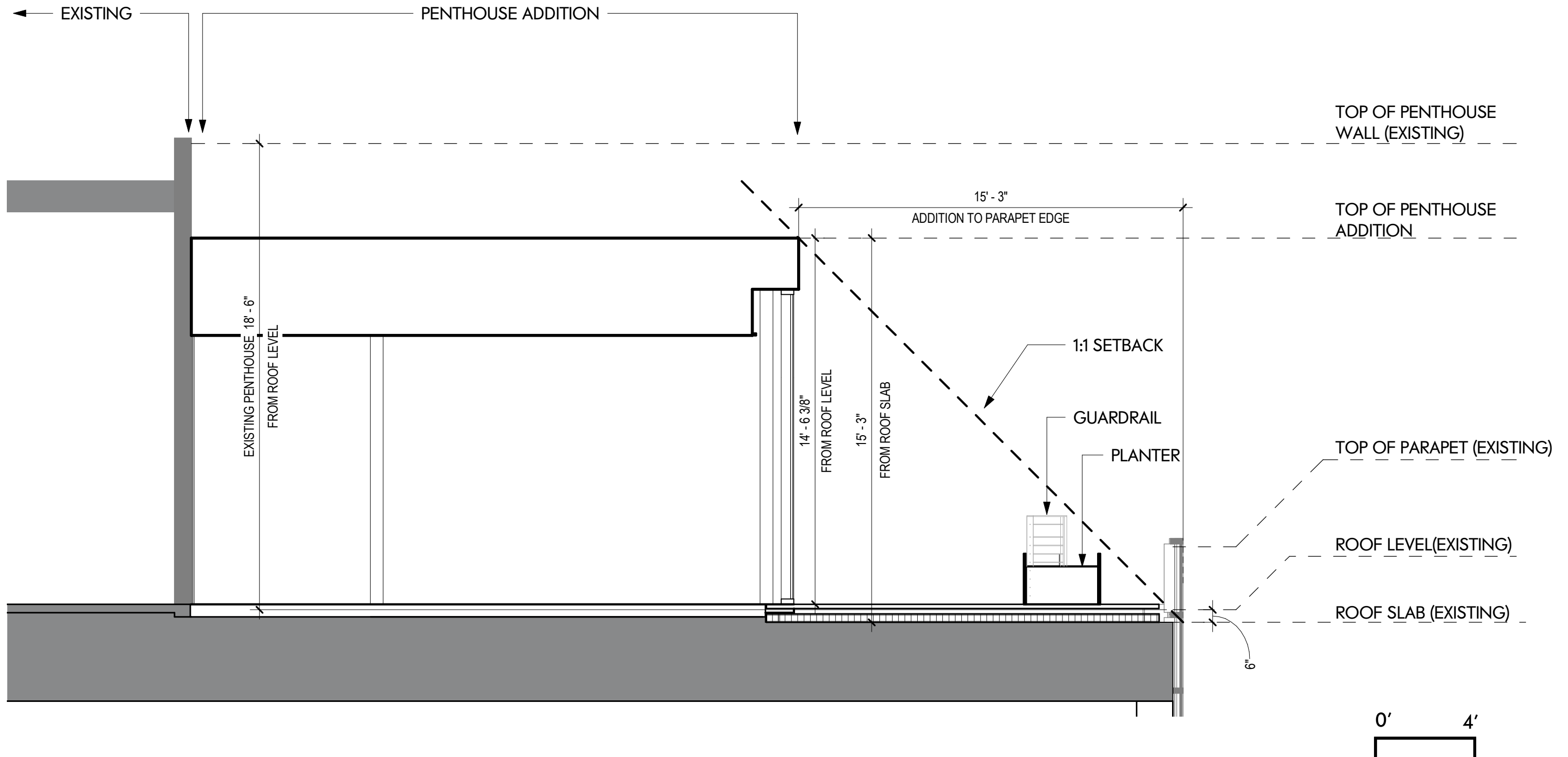
PENTHOUSE PROPOSED ADDITION CONCEPT RENDERING



PENTHOUSE ROOF PLAN PROPOSED



PENTHOUSE SECTION PROPOSED AT BUILDING ADDITION



SECT1: PENTHOUSE SECTION

PROPOSED DESIGN

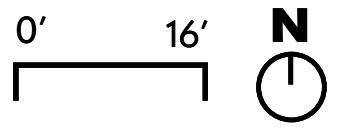
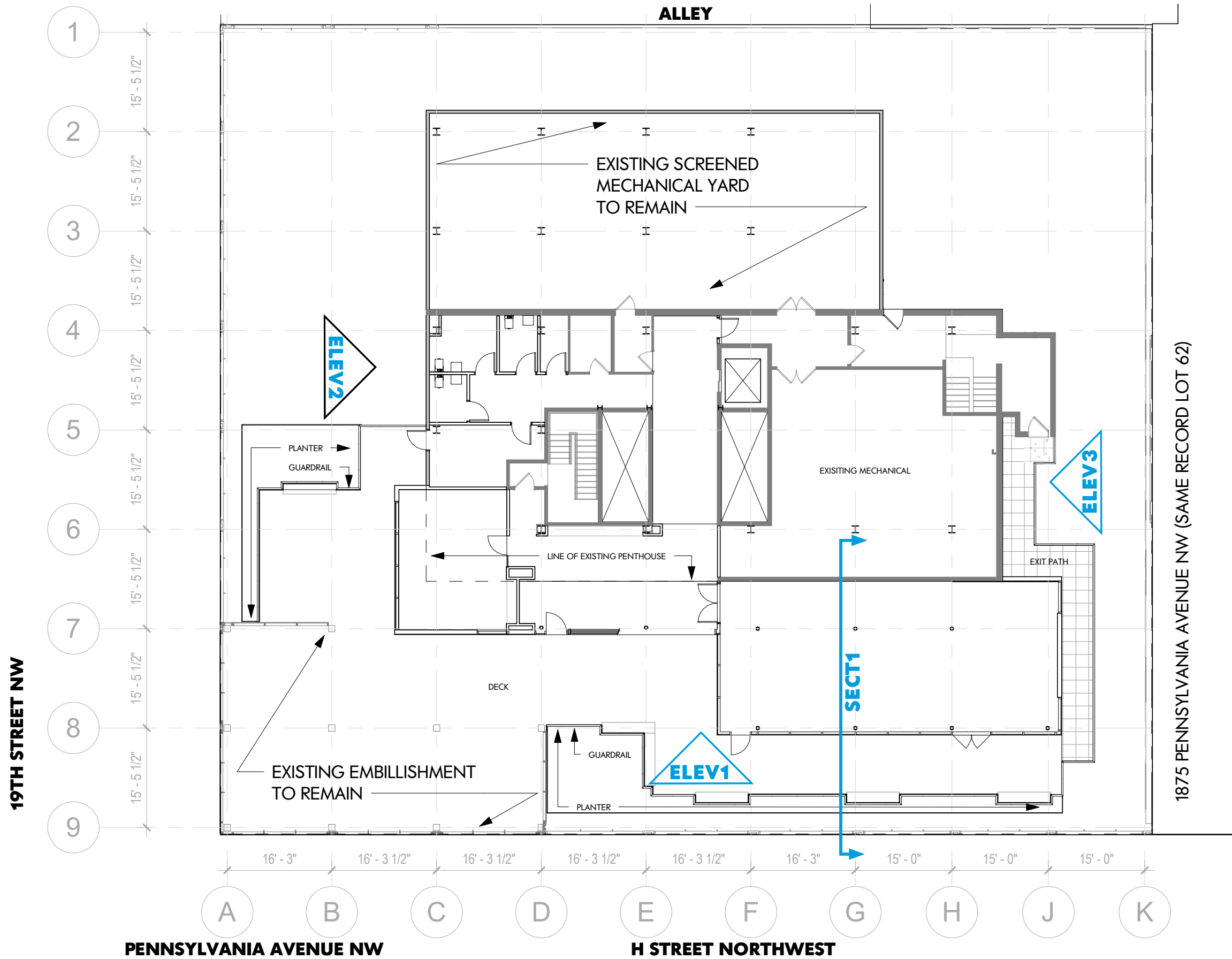
PROPOSED PENTHOUSE ADDITION RENDERING



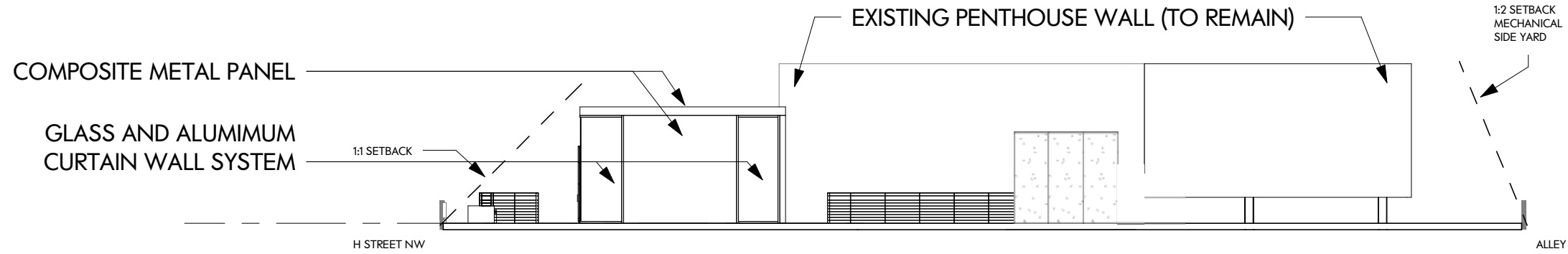
NOVEMBER 2021

PERRELLI STUDIOS
architecture

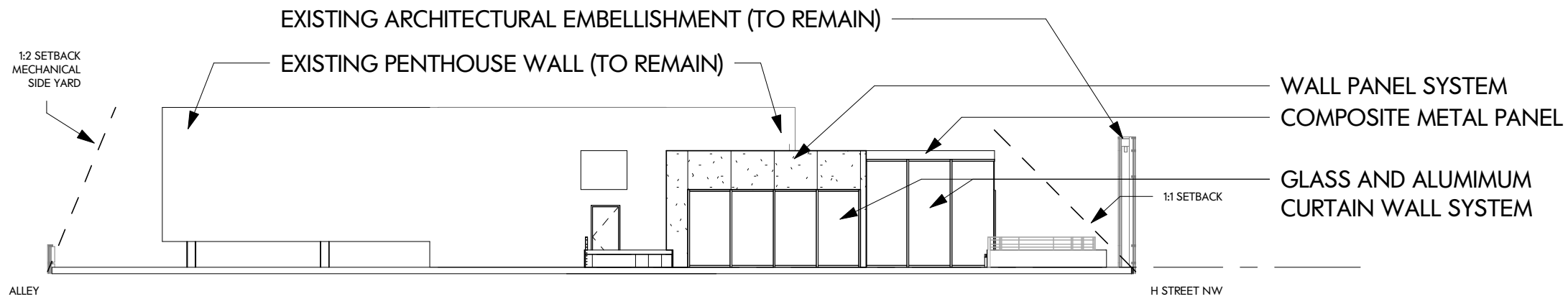
PENTHOUSE FLOOR PLAN PROPOSED



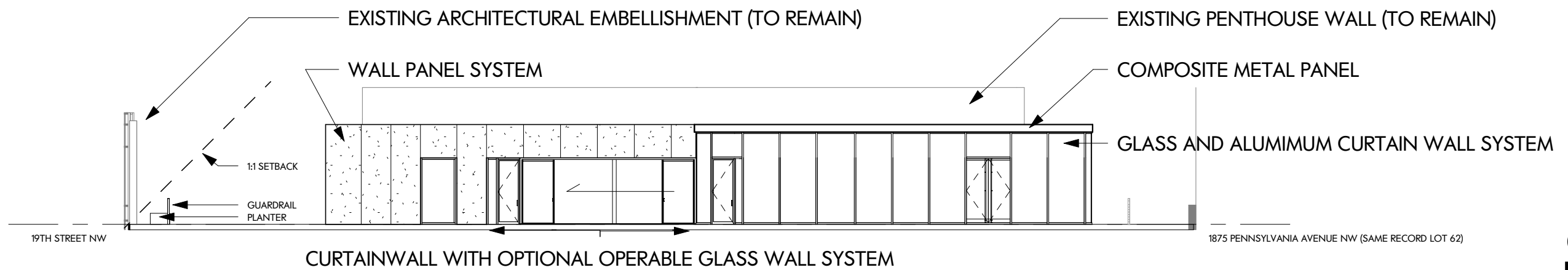
PENTHOUSE ELEVATIONS PROPOSED



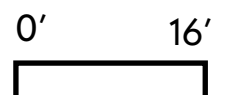
ELEV3: WEST PENTHOUSE ELEVATION



ELEV2: WEST PENTHOUSE ELEVATION

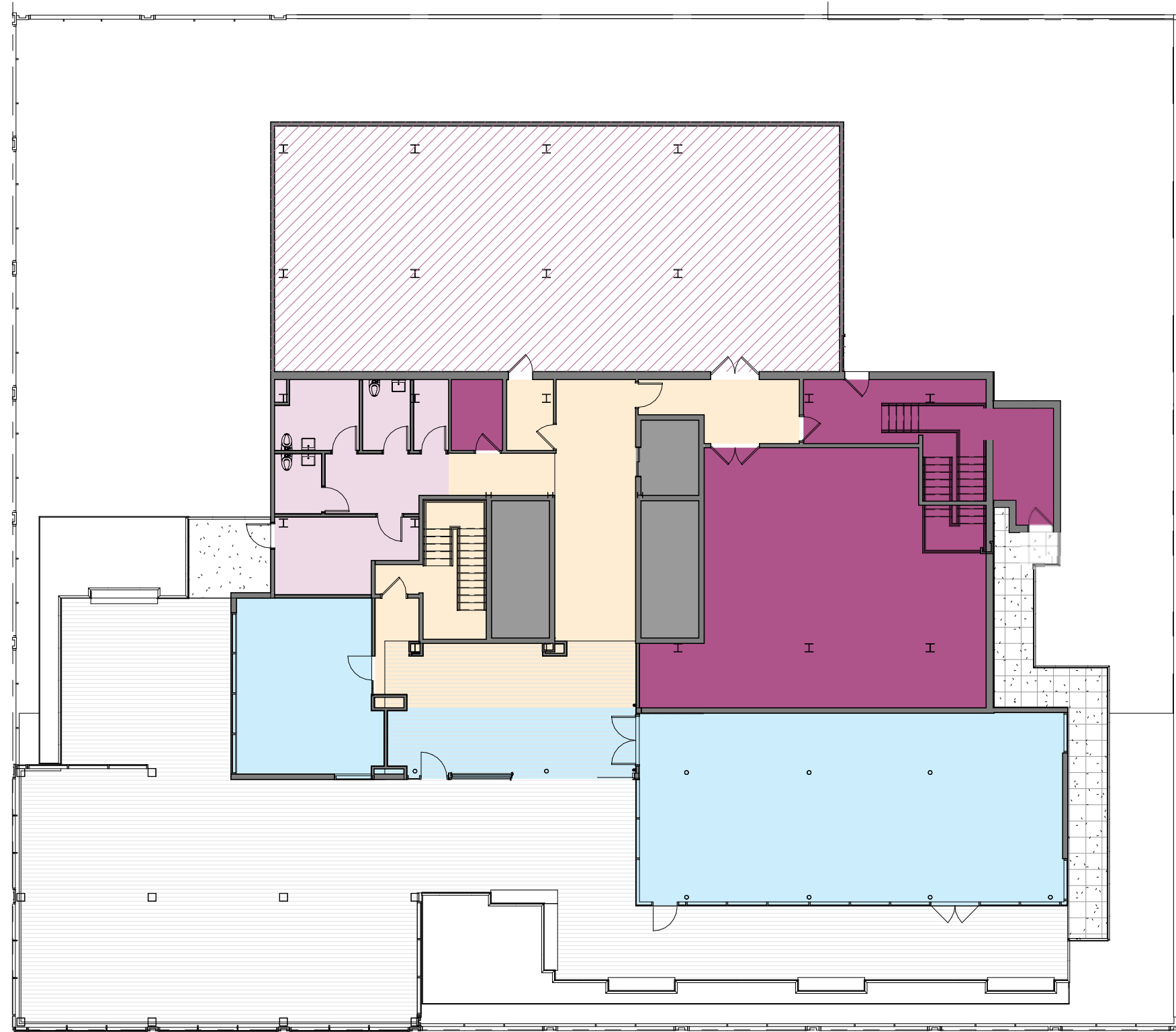


ELEV1: SOUTH PENTHOUSE ELEVATION



PENTHOUSE AREA PLAN

PROPOSED OCCUPIABLE PENTHOUSE AREAS

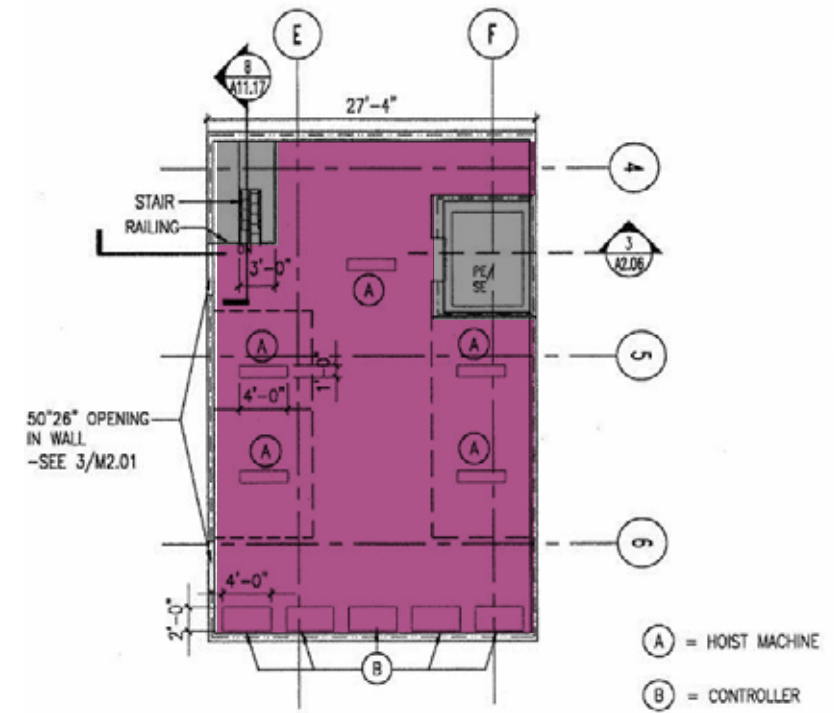


PENTHOUSE AREAS

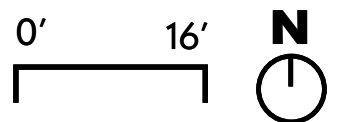
SF

	EXISTING MECHANICAL YARD (NOT ENCLOSED)	N/A
	MAJOR VERTICAL PENETRATIONS	N/A
	EXISTING CIRCULATION	1,035
	EXISTING MECHANICAL	2,581
	RECONFIGURED MECHANICAL	503
	NEW HABITABLE	1,932
	TOTAL	6,051

Please note:
Any minor variations will not increase the area of BZA relief requested or create new ones.



ELEVATOR MACHINE ROOM PLAN



PENTHOUSE PLAN

BZA STANDARD OF REVIEW Penthouse Expansion in Security Zone New Subtitle C § 1501.1(d)

1501.1 A penthouse or rooftop structure may house mechanical equipment or any use permitted within the zone, subject to the following:

* * *

(d) On any building within an area bounded by I Street, N.W., to the north; Constitution Avenue, N.W., to the south; 19th Street to the west; and 13th Street, N.W., to the east, penthouse habitable space or publicly accessible rooftop deck on the highest roof of the building, shall be permitted only if approved by the Board of Zoning Adjustment as a special exception under Subtitle X, Chapter 9, after consultation with the U.S. Secret Service to determine whether security concerns exist.

Z.C. Case No. 14-13E (adopted text; not yet published or effective).

SPECIAL EXCEPTION STANDARDS PENTHOUSE EXPANSION IN SECURITY ZONE

A. The special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

- Conforms to the D-6 use provisions by providing accessory space for commercial office uses
- Conforms to the development standards of D-6 District with respect to height, bulk, and setback requirements.

B. The special exception will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

- Area characterized by similar commercial office buildings, many of with usable rooftop amenity spaces.
- Architectural embellishment screens adjacent building to east and does not affect adversely the commercial office uses within that structure.

C. Must meet such special conditions as may be specified by this title [the Zoning Regulations].

- Under C § 1501.1(d), U.S. Secret Service has no security concerns per site visit July 8, 2021 (Exh. 28B)

