



HOOVER INSTITUTION

1128 16TH ST, NW
WASHINGTON, DC



BZA DRAWING SUBMISSION

AUGUST 08, 2025

UPDATED OCTOBER 20TH, 2025

CUNNINGHAM | QUILL ARCHITECTS

Board of Zoning Adjustment
District of Columbia
CASE NO. 21380
EXHIBIT NO. 15A
EHT ||| TRACERIES
HISTORIC PRESERVATION

1128 16TH ST, NW
10.20.2025



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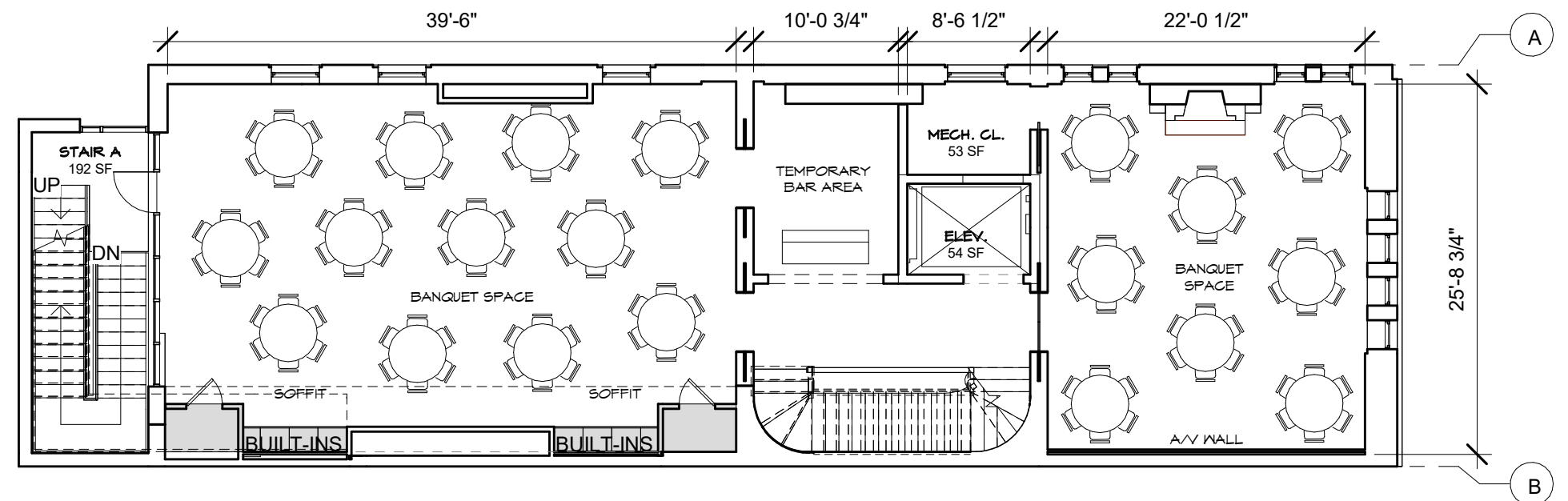
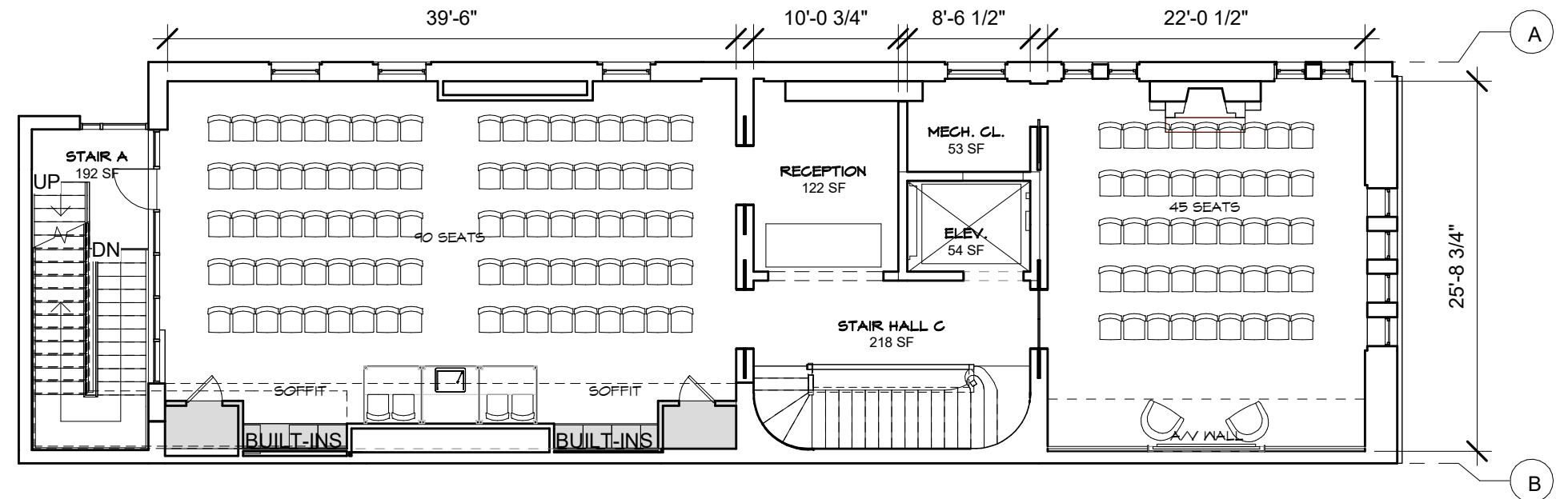
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DIFFICULTY AREA II: REAR STAIR ADDITION HEIGHT 2ND FLOOR EVENTS LAYOUTS

ALTERNATE EGRESS STAIR LOCATION IN-FEASIBILITY:

The proposed rear stair addition is strategically located to maximize usable floor area in the second-floor multipurpose room, ensuring sufficient space to meet the programmatic requirements of the space. The new stair also doubles as a functional design element that both provides extra daylight into the dark alley-bound site, and creates a feature wall for the west side of the multipurpose room that could serve as a background for lectures and speaking events that will be held in the room.

As a whole, the second floor serves as the central events and gathering level of the project; it will regularly accommodate Hoover's many speakers, lunches/dinners/banquets, panel presentations, ceremonies, and other gatherings. The new stair allows for an open and flexible layout, free from obstructions that would otherwise limit the capacity and functionality of the multipurpose room. Additionally, the new stair corrects existing code deficiencies by replacing the current non-compliant egress stair, thereby improving overall life safety and code compliance of the project. The diagram below shows the footprint of a code-compliant egress stair that is proposed for the 3rd and 4th floors. This footprint would eliminate the form and function of the future multipurpose room, making the project infeasibility for Hoover.



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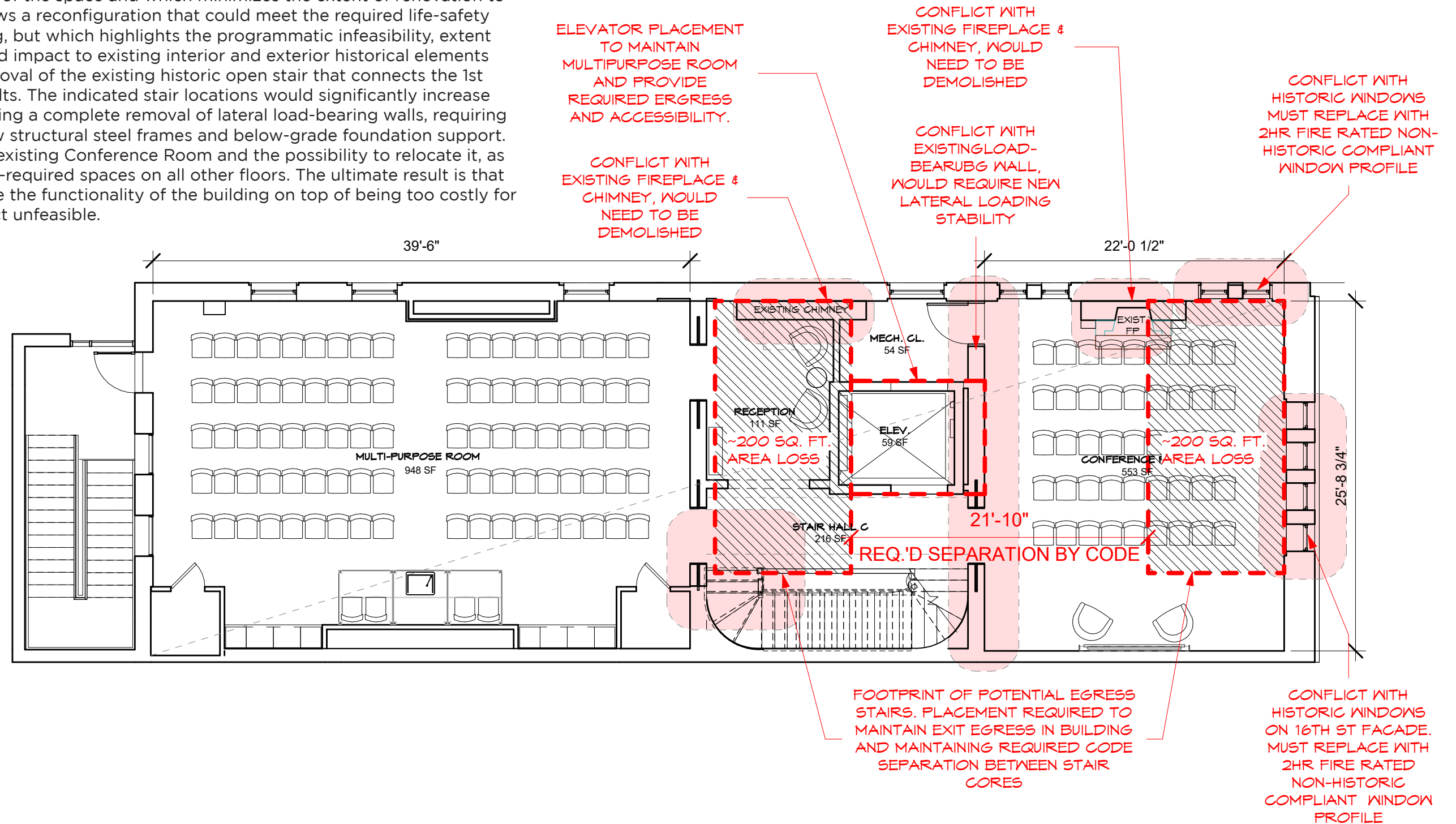
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SCENARIO 1A:

ALTERNATE STAIRS LOCATION AT 2ND FLOOR

ALTERNATE EGRESS STAIR LOCATION IN-FEASIBILITY:

The current proposed rear stair addition is strategically located to achieve the required floor area in the second-floor multipurpose room, ensuring sufficient space to meet the programmatic requirements of the space and which minimizes the extent of renovation to the interior. Scenario 1A shows a reconfiguration that could meet the required life-safety egressing within the building, but which highlights the programmatic infeasibility, extent of demolition, removal of and impact to existing interior and exterior historical elements (including the complete removal of the existing historic open stair that connects the 1st Floor to 4th Floor) that results. The indicated stair locations would significantly increase structural complexity, including a complete removal of lateral load-bearing walls, requiring extensive and expensive new structural steel frames and below-grade foundation support. The scenario eliminates the existing Conference Room and the possibility to relocate it, as well as affecting all program-required spaces on all other floors. The ultimate result is that this scenario would eliminate the functionality of the building on top of being too costly for Hoover, rendering the project unfeasible.



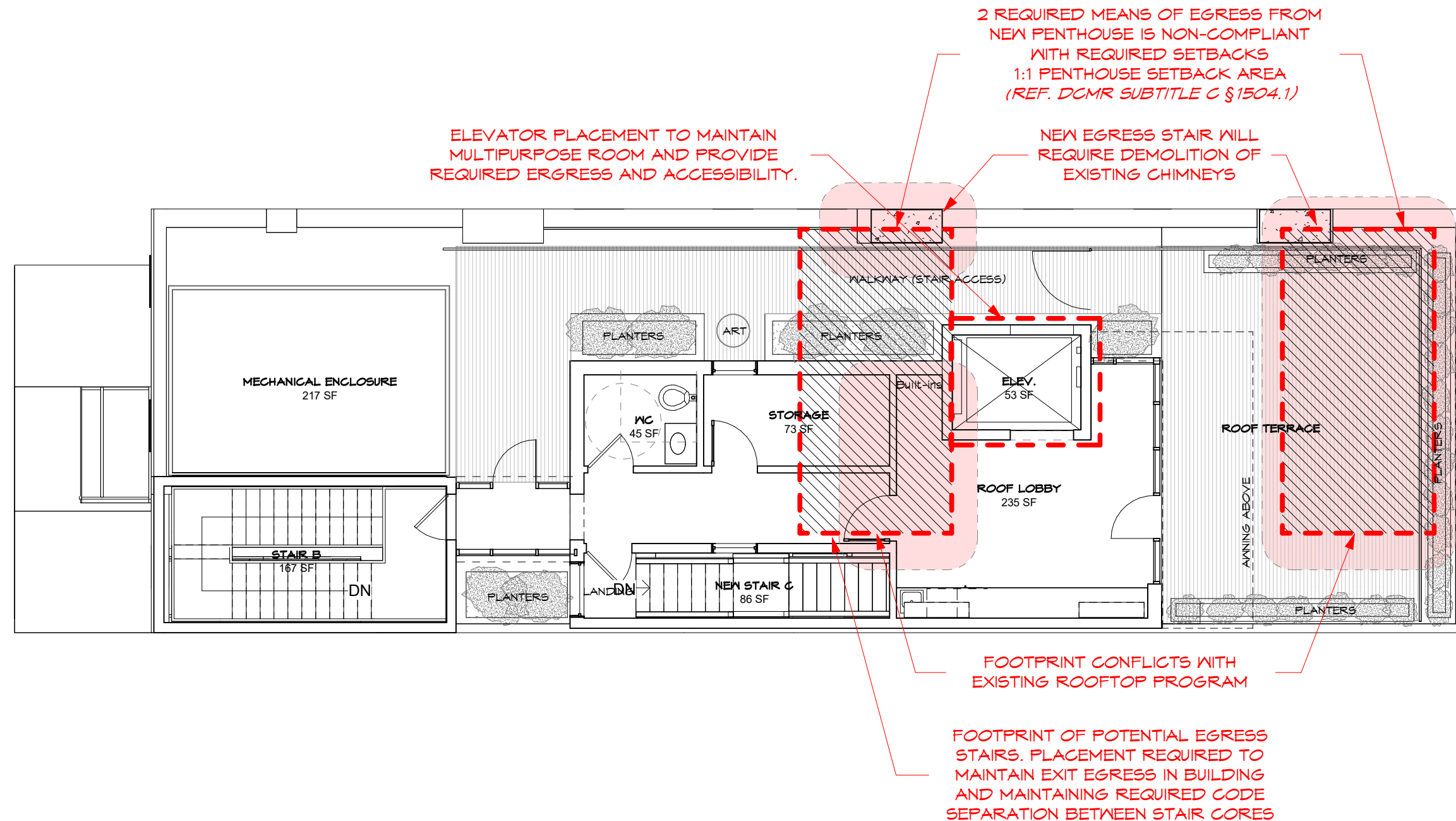
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SCENARIO 1A: ALTERNATE STAIRS LOCATION AT PENTHOUSE

PENTHOUSE SETBACKS NON-COMPLIANCE:

The stair locations indicated in Scenario 1A would need to extend to the proposed penthouse level to meet the two means of exit egress. In addition to the obvious historic sightline issues and elimination of the front roof terrace, the stair locations would create non-compliant front and side setback scenarios.



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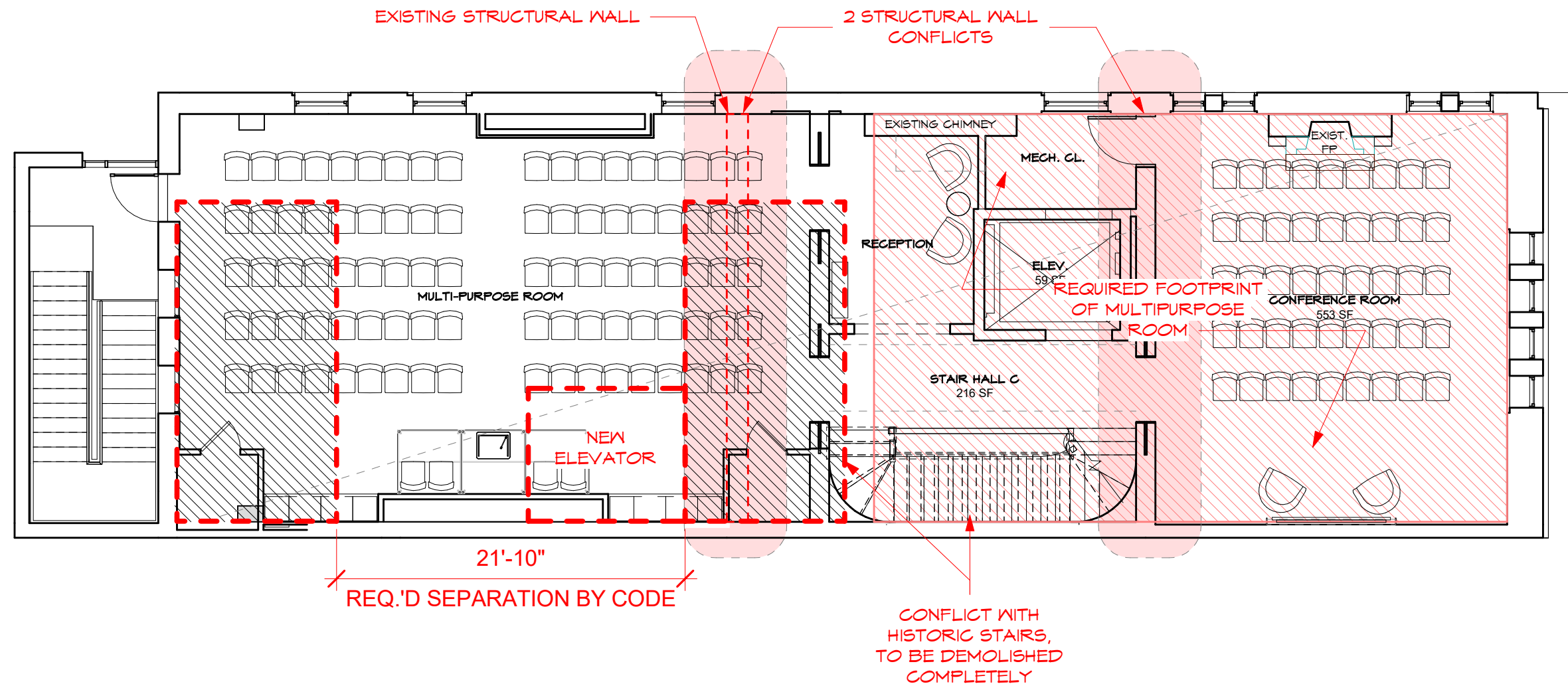
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SCENARIO 1B:

ALTERNATE STAIR LOCATION AT 2ND FLOOR

ALTERNATE EGRESS STAIR LOCATION IN-FEASIBILITY:

The current proposed rear stair addition is strategically located to achieve the required floor area in the second-floor multipurpose room, ensuring sufficient space to meet the programmatic requirements of the space and which minimizes the extent of renovation to the interior. Scenario 1B shows a reconfiguration that could meet the required life-safety egressing within the building, but which highlights the programmatic infeasibility, extent of demolition, removal of and impact to existing interior and exterior historical elements (including the complete removal of the existing historic open stair that connects the 1st Floor to 4th Floor) that results. The indicated stair locations would significantly increase structural complexity, including a complete removal of lateral load-bearing walls, requiring extensive and expensive new structural steel frames and below-grade foundation support. The scenario eliminates the existing Conference Room and the possibility to relocate it, as well as affecting all program-required spaces on all other floors. The ultimate result is that this scenario would eliminate the functionality of the building on top of being too costly for Hoover, rendering the project unfeasible.



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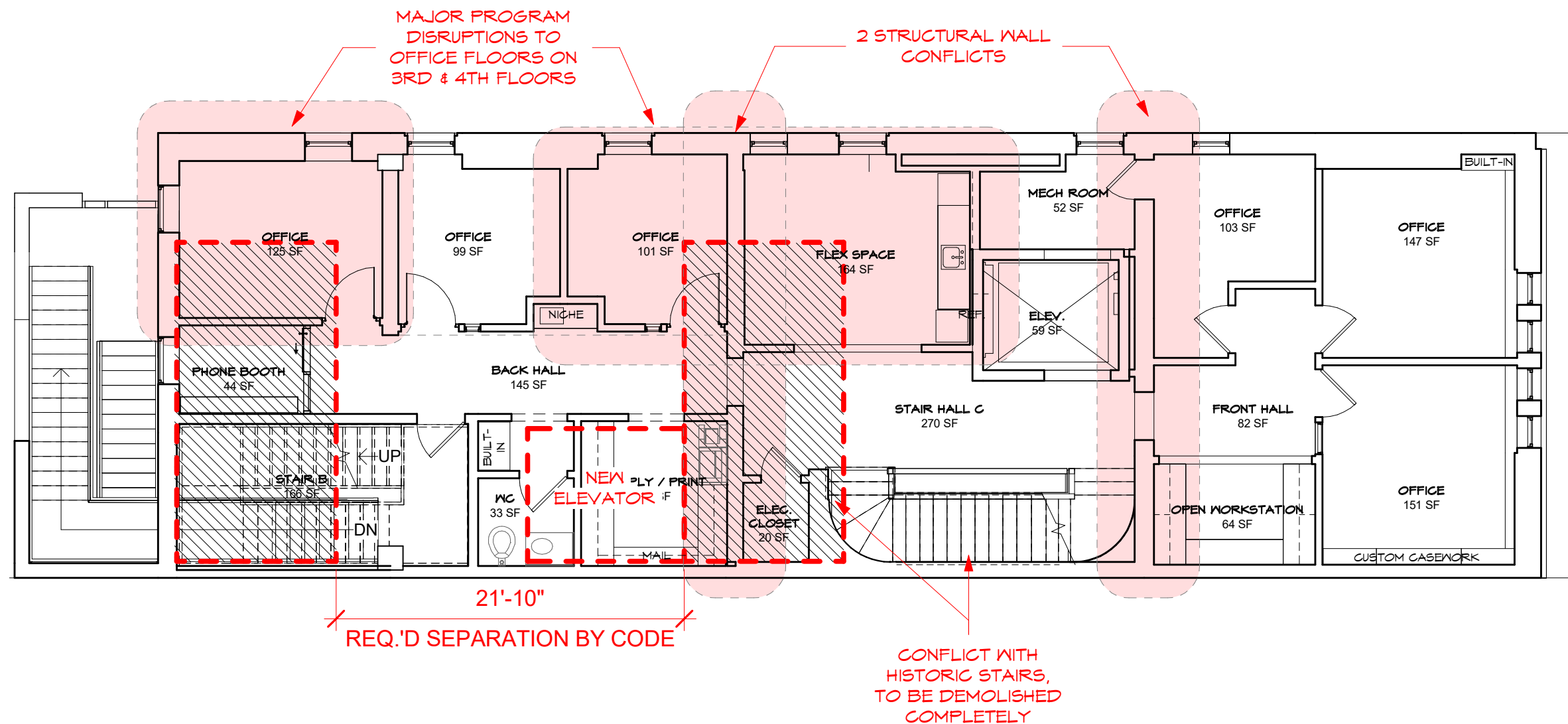
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SCENARIO 1B:

ALTERNATE STAIRS LOCATION AT 3RD & 4TH FLOOR

PROGRAM DISRUPTIONS:

Along with conflicts to 2 existing structural walls, the new staircore would compromise the program requirements on the 3rd and 4th floors. Three offices on the 3rd and 4th floors placed along the north facade for access to natural light would be significantly disrupted along with the Flex space on 3rd floor and the small meeting room on the 4th floor. There would not be enough room to achieve a reconfigured layout that meets Hoover's Program Requirements, rendering the project unfeasible.



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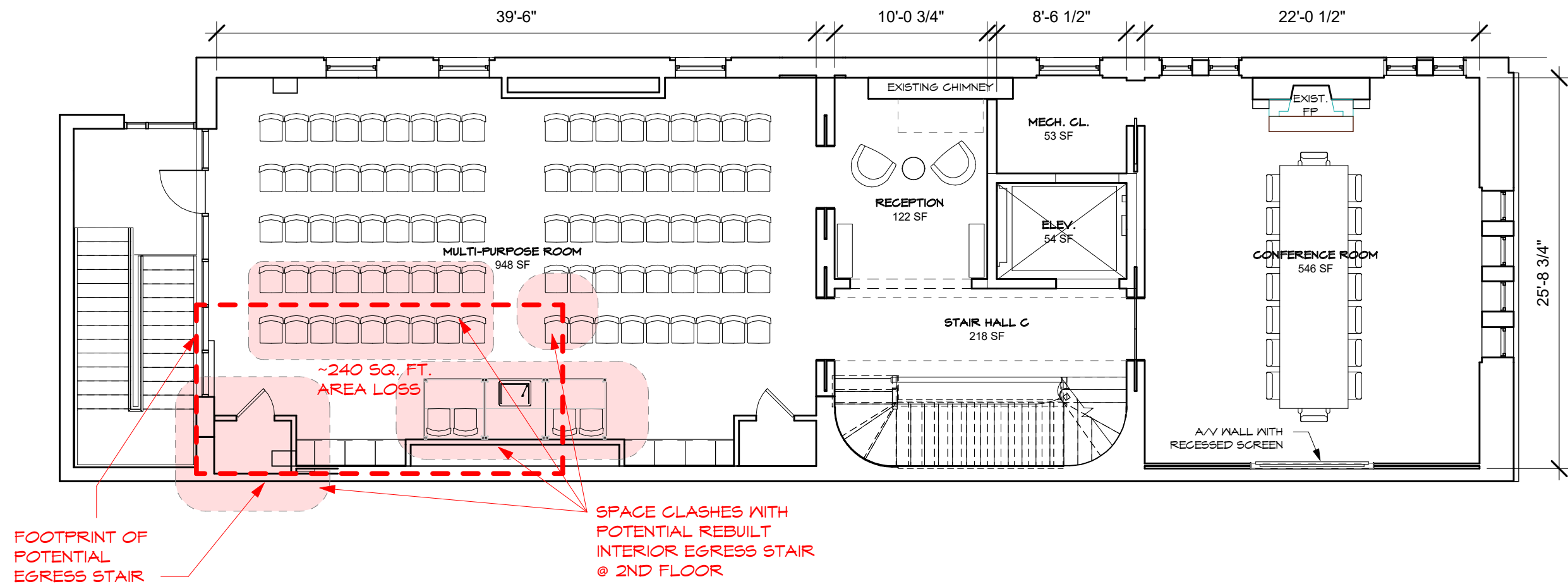
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SCENARIO 2:

ALTERNATE STAIRS LOCATION AT 2ND FLOOR

ALTERNATE EGRESS STAIR LOCATION IN-FEASIBILITY:

The proposed rear stair addition is strategically located to maximize usable floor area in the second-floor multipurpose room, ensuring sufficient space to meet the programmatic requirements of the space. Scenario 2's configuration for new required egress in the building would compromise the Multipurpose Room's Function at the point that would make the project infeasible for the Hoover's programmatic needs.



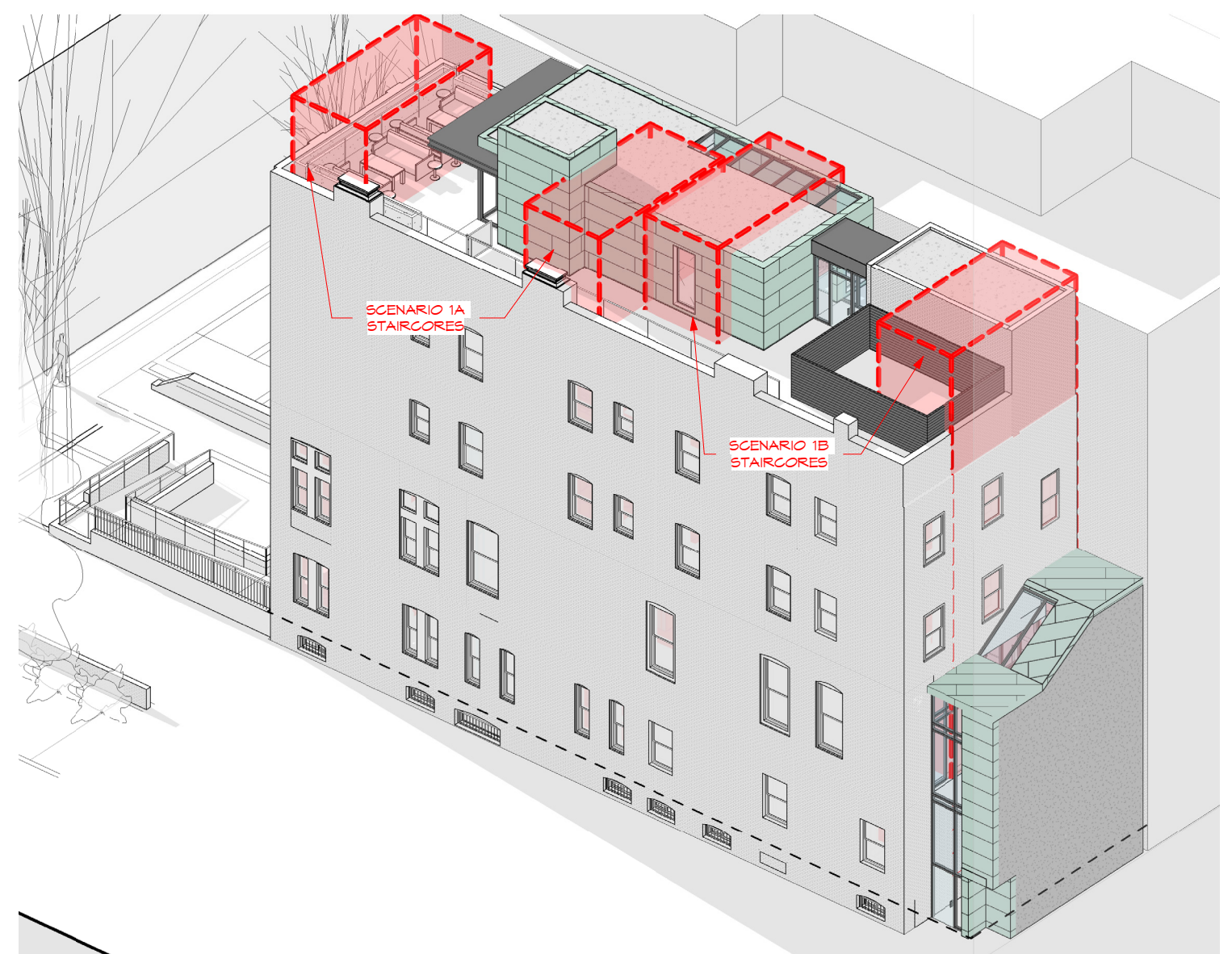
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STAIRCORE AXONOMETRIC DIAGRAMS

ALTERNATE EGRESS STAIR EXTERIOR CHALLENGES:

The Stair Locations in Scenarios 1A, 1B, & 2 would significantly alter the existing HPRB-approved additions to the building, and they would disrupt the approved facades and the program for the proposed rooftop penthouse.

**EXISTING BUILDING****PROPOSED ADDITIONS (HPRB APPROVED)**