



HOOVER INSTITUTION

1128 16TH ST, NW
WASHINGTON, DC

BOARD OF ZONING ADJUSTMENT
HEARING PRESENTATION
NOVEMBER 19, 2025

CUNNINGHAM | QUILL ARCHITECTS

Board of Zoning Adjustment
District of Columbia
CASE NO. 21386
EXHIBIT NO. 23
EHT TRACERIES
HISTORIC PRESERVATION

1128 16TH ST, NW

11.19.2025



TABLE OF CONTENTS

1. COVER
2. TABLE OF CONTENTS/LOCATION MAP
3. EXISTING CONTEXT SITE PLAN
4. EXISTING CONTEXT PHOTOS
5. EXISTING SITE IMAGES
6. PROJECT NARRATIVE & BACKGROUND
7. PROPOSED SITE PLAN
8. AXONOMETRIC DIAGRAMS
9. PROPOSED FLOOR PLAN - 2ND FLOOR EVENTS
10. PROPOSED BUILDING ELEVATIONS (EAST+WEST)
11. DIFFICULTY AREA I: ELEVATOR OVERRUN HEIGHT SECTION
12. DIFFICULTY AREA I: ELEVATOR OVERRUN PLAN
13. DIFFICULTY AREA I: ELEVATOR OVERRUN HEIGHT PLANS RESTRICTIONS
14. DIFFICULTY AREA II: REAR STAIR ADDITION HEIGHT
15. DIFFICULTY AREA II: REAR STAIR ADDITION HEIGHT INFEASIBLE ALT. STAIR LOCATION AT 2ND FLOOR
16. SCENARIO 1A - ALTERNATE STAIRS LOCATION @ 2ND FLOOR
17. SCENARIO 1A - ALTERNATE STAIRS LOCATION @ 2ND FLOOR
18. STAIRCORE AXONOMETRIC SCENARIO DIAGRAMS
19. PENTHOUSE SETBACK RELIEF SUMMARY
20. REAR YARD RELIEF SUMMARY
21. EXCEPTIONAL OR EXTRAORDINARY SITUATION SUMMARY
22. PRACTICAL DIFFICULTY SUMMARY
23. PUBLIC GOOD / ZONE PLAN SUMMARY
24. END PAGE

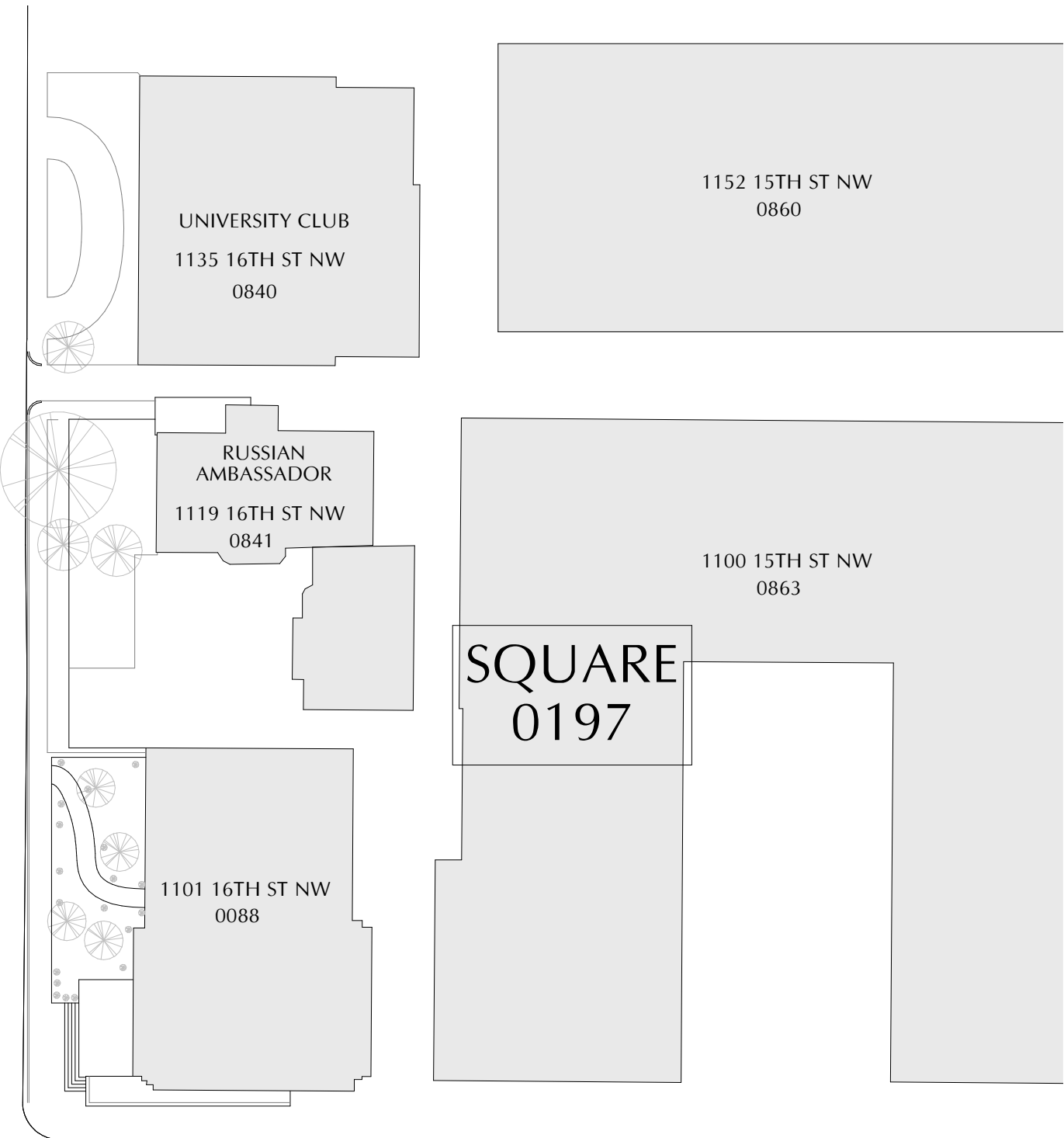
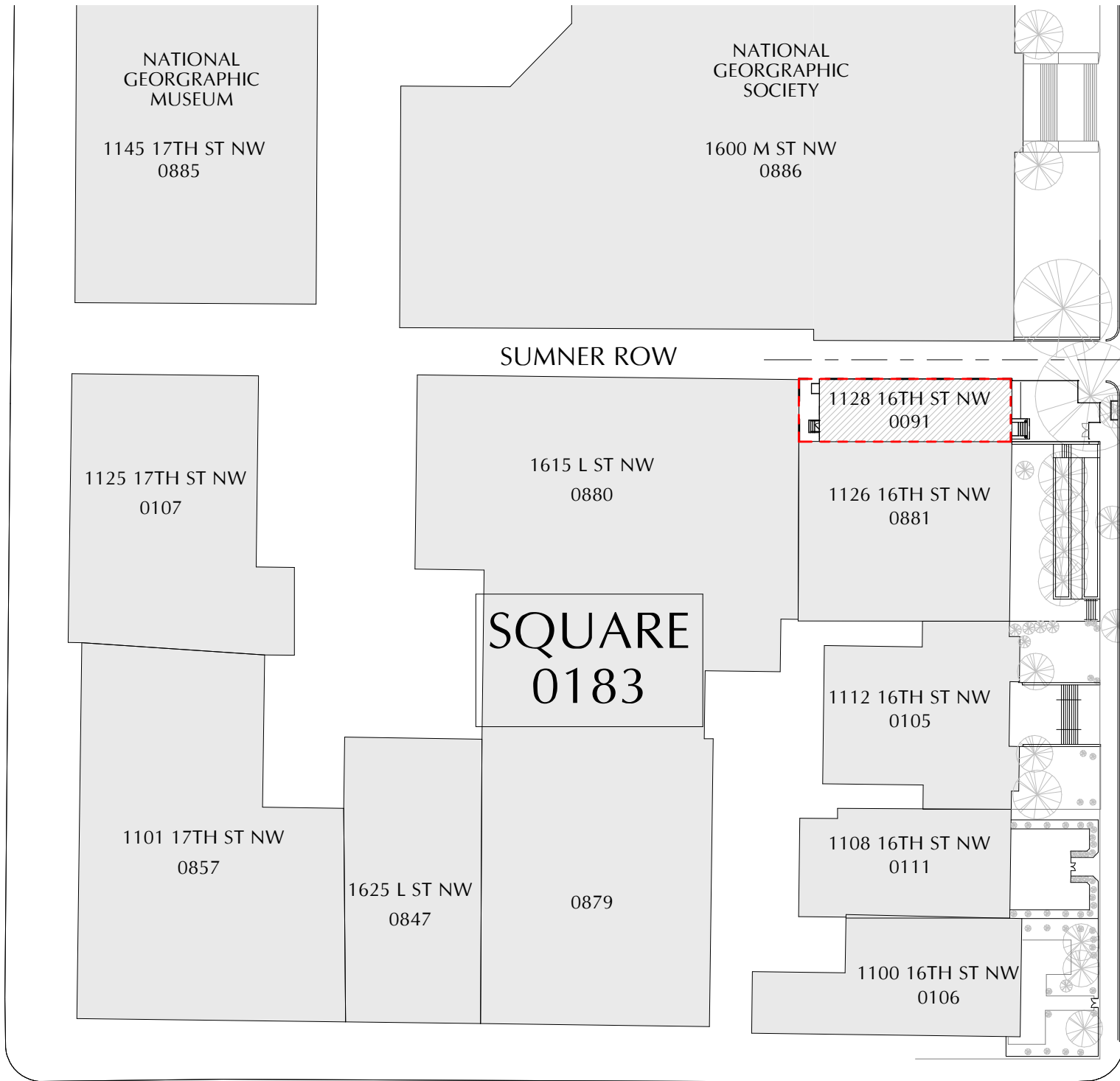
1128 16TH ST, NW

11.19.2025

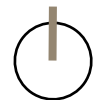
EXISTING CONTEXT SITE PLAN

17TH ST NW

16TH ST NW



1/64" = 1'-0"



L ST NW

L ST NW

1128 16TH ST, NW

11.19.2025

EXISTING CONTEXT PHOTOS

EAST SIDE 16TH ST NW



1100 16TH ST NW



1112 16TH ST NW | 1108 16TH ST NW



1126 16TH ST NW (UNIDOS) | 1128 16TH ST NW



1600 M ST NW (NATIONAL GEOGRAPHIC)

WEST SIDE 16TH ST NW



1101 16TH ST NW



PARTIAL 1101 16TH ST NW | PARTIAL 1119 16TH ST NW



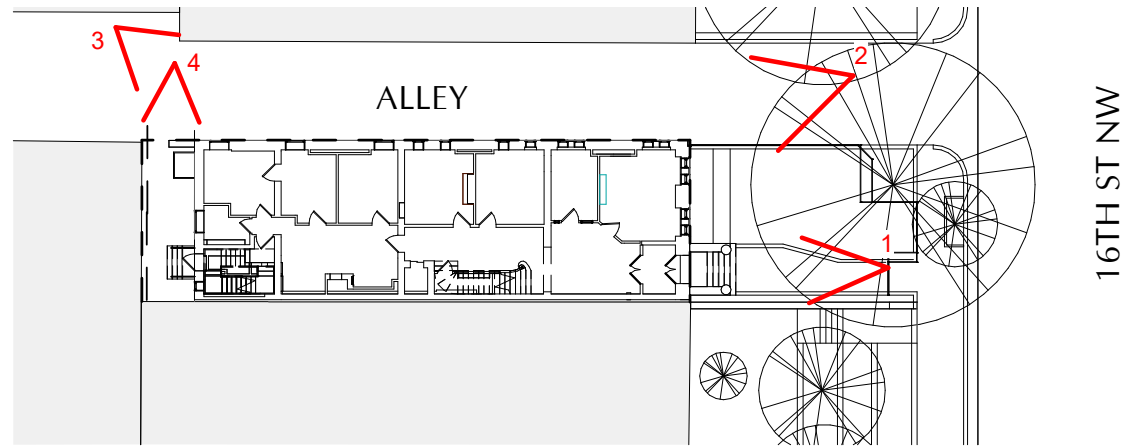
1119 16TH ST NW (RUSSIAN AMBASSADOR)



1135 16TH ST NW (UNIVERSITY CLUB)

1128 16TH ST, NW
11.19.2025

EXISTING SITE IMAGES



1.



EXISTING FRONT ELEVATION

2.



EXISTING FRONT ELEVATION FROM SUMNER ROW

3.



NON-CONFORMING EXISTING REAR YARD

4.



NON-CONFORMING EXISTING REAR YARD

1128 16TH ST, NW

11.19.2025

PROJECT NARRATIVE & BUILDING BACKGROUND

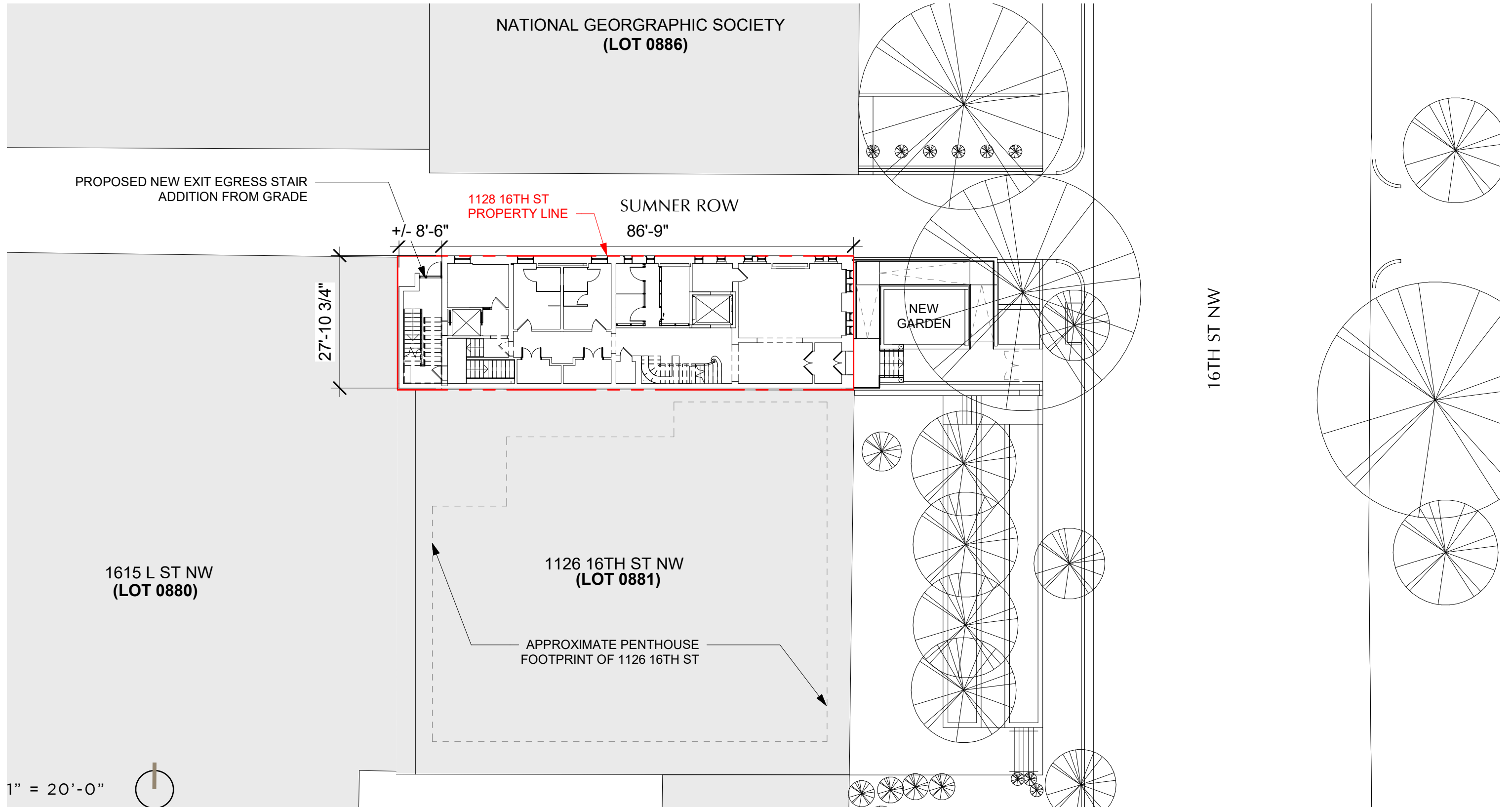
**PROJECT NARRATIVE**

Located within the Sixteenth Street Historic District, 1128 16th Street NW is an existing 4-story above grade, with cellar level, building that is located on the south corner of Sumner Row and 16th Street. Originally built as a private residence in the early 1900s, the existing building has served as an institutional office building since the middle of the 20th-century and undergone numerous comprehensive interior renovations and exterior repair and replacement work over the years. The proposed scope of work is focused on a first-class preservation, repair and maintenance of the exterior envelope and facade elements, as well as new proposed penthouse addition and rear egress stair addition in the existing rear yard niche. The project intends to preserve the existing, historic interior open stair that connects the first floor to the fourth floor.

1128 16TH ST, NW

11.19.2025

PROPOSED SITE PLAN



1" = 20'-0"

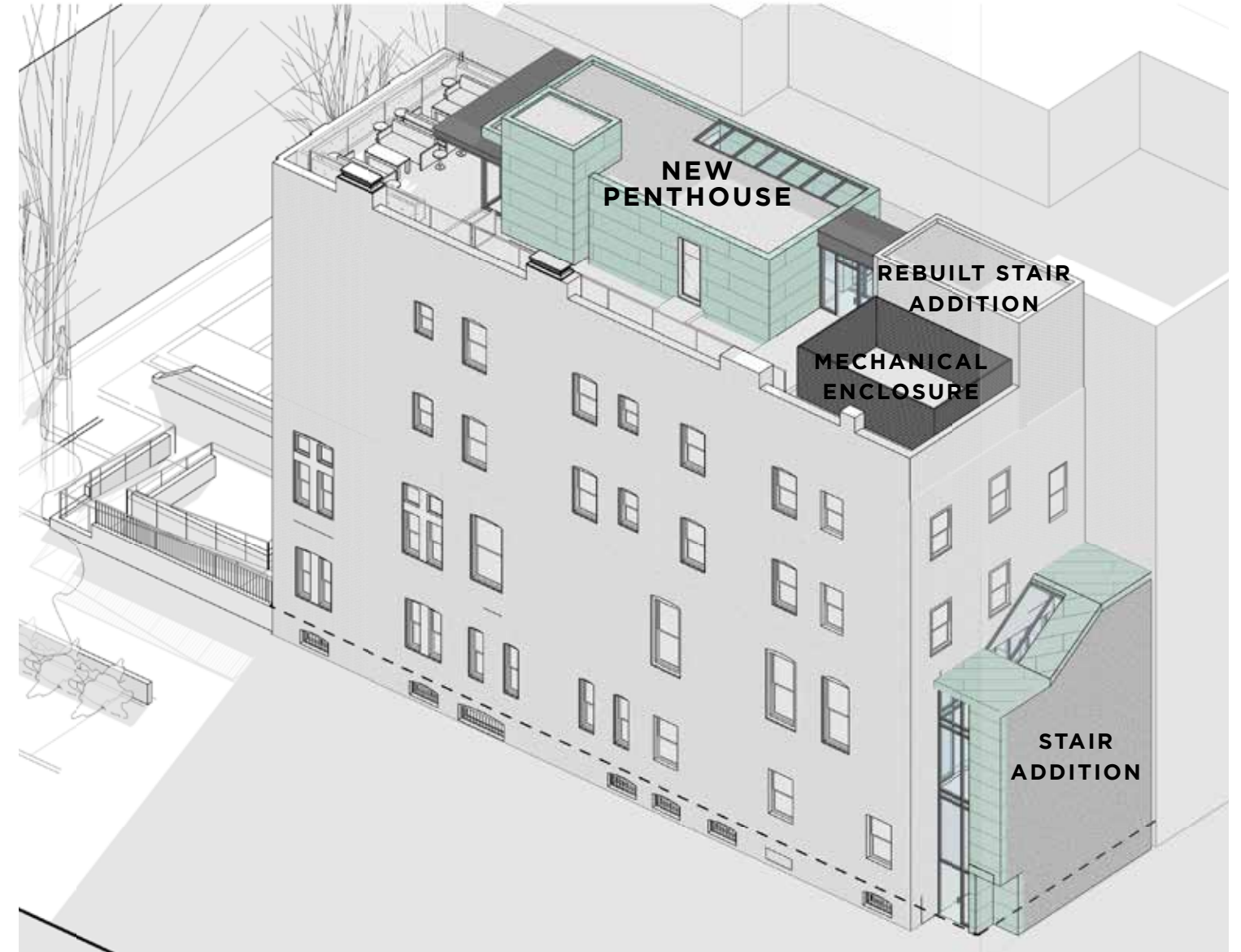


1128 16TH ST, NW
11.19.2025

AXONOMETRIC DIAGRAMS



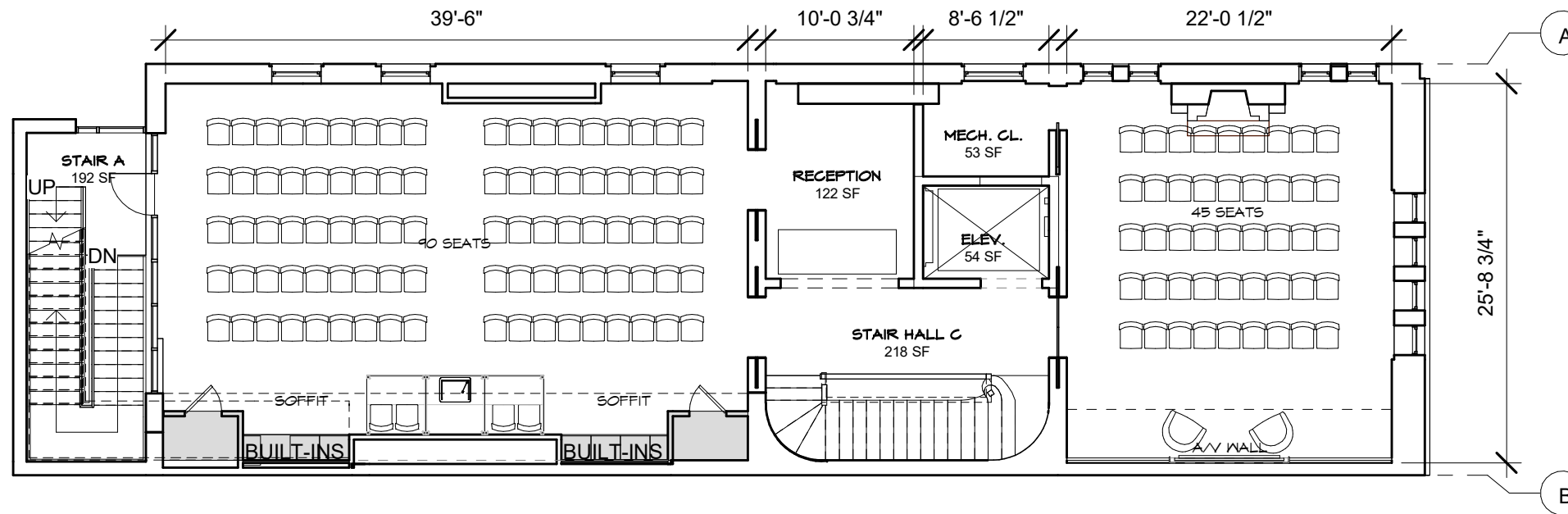
EXISTING BUILDING



PROPOSED ADDITIONS

1128 16TH ST, NW
11.19.2025

PROPOSED FLOOR PLAN - 2ND FLOOR



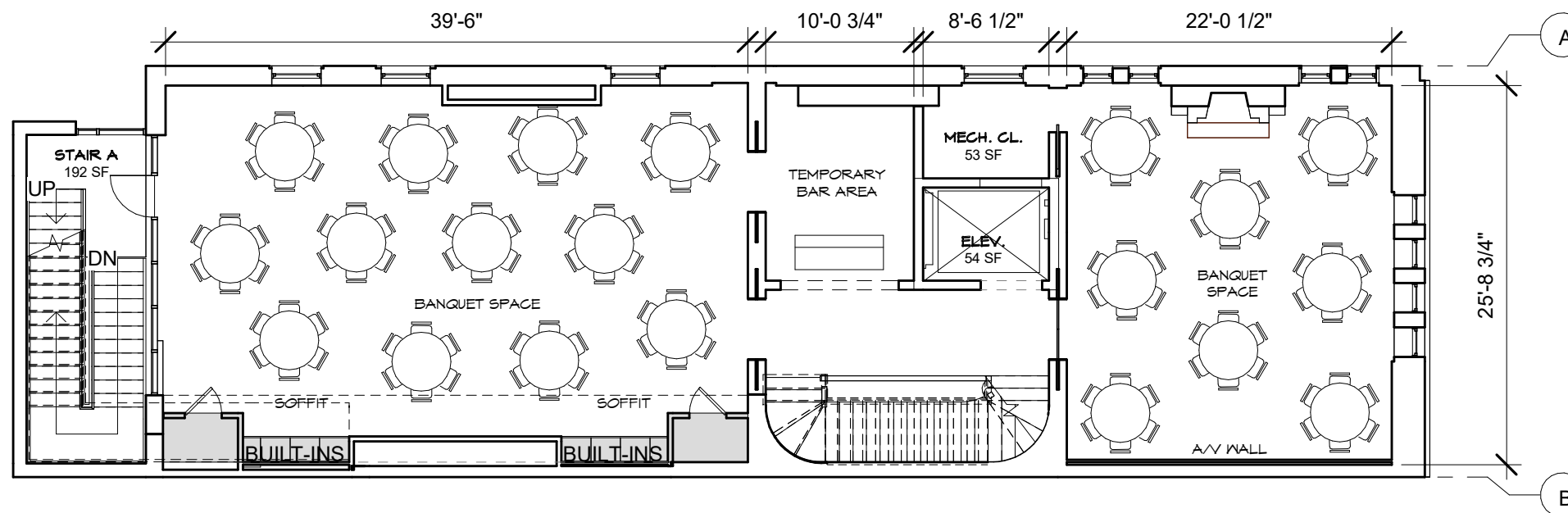
SECOND FLOOR PROGRAM

The second floor will contain the two most important spaces for Hoover's program: a conference room at the front and a multipurpose room at the rear.

The multipurpose room will accommodate lectures, lunches/dinners/banquets, panel presentations, ceremonies, and educational programs led by Hoover scholars and Stanford faculty, reaching a wide array of guests.

Based on Stanford's and Hoover's programming needs, the multipurpose room must accommodate 90-100 seats in rows and approximately 72 seats at tables in a rectangular room.

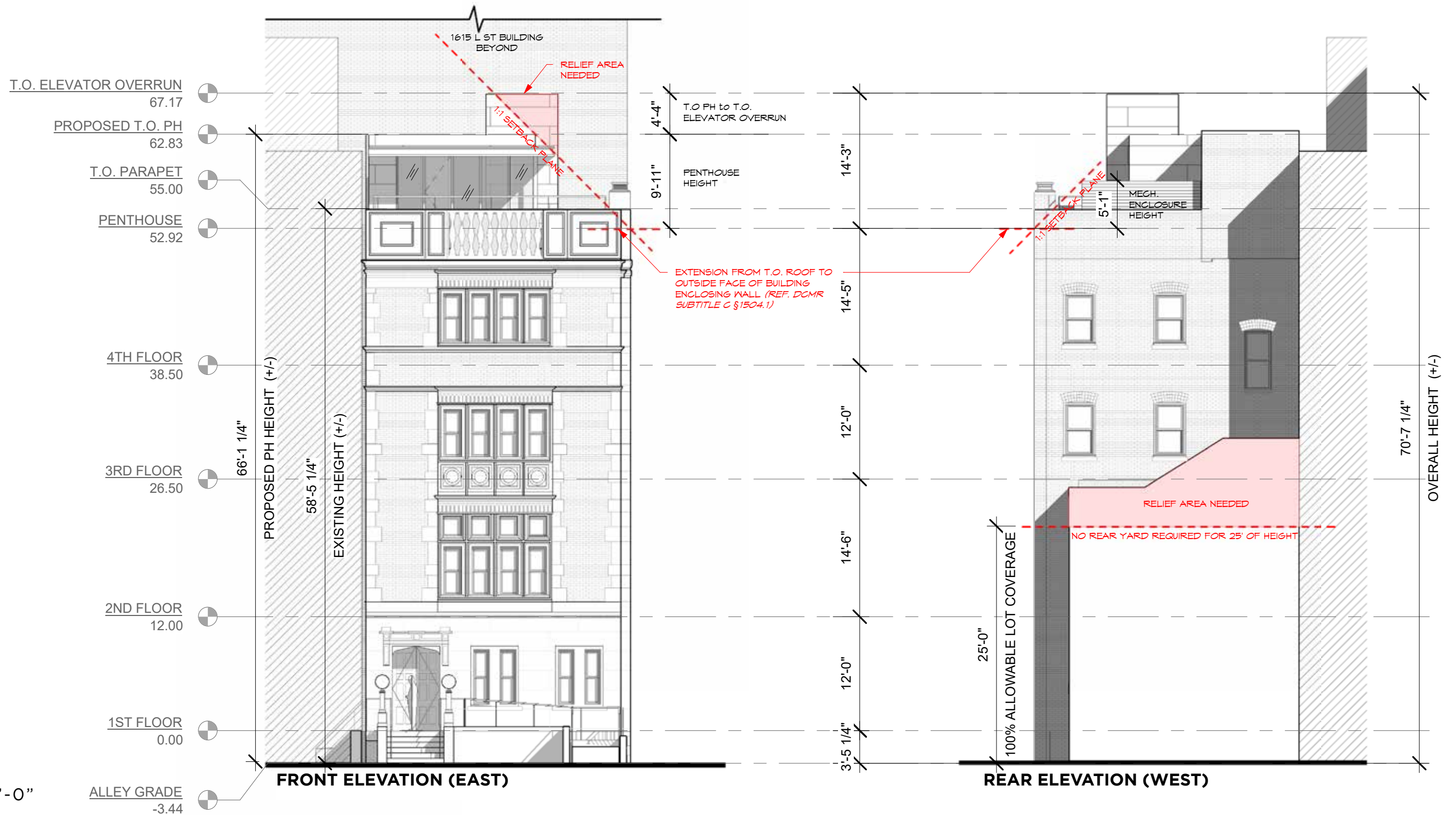
Accommodating these seating arrangements requires 900-1080 square feet of space, and, as proposed, the multipurpose room will contain approximately 948 square feet.



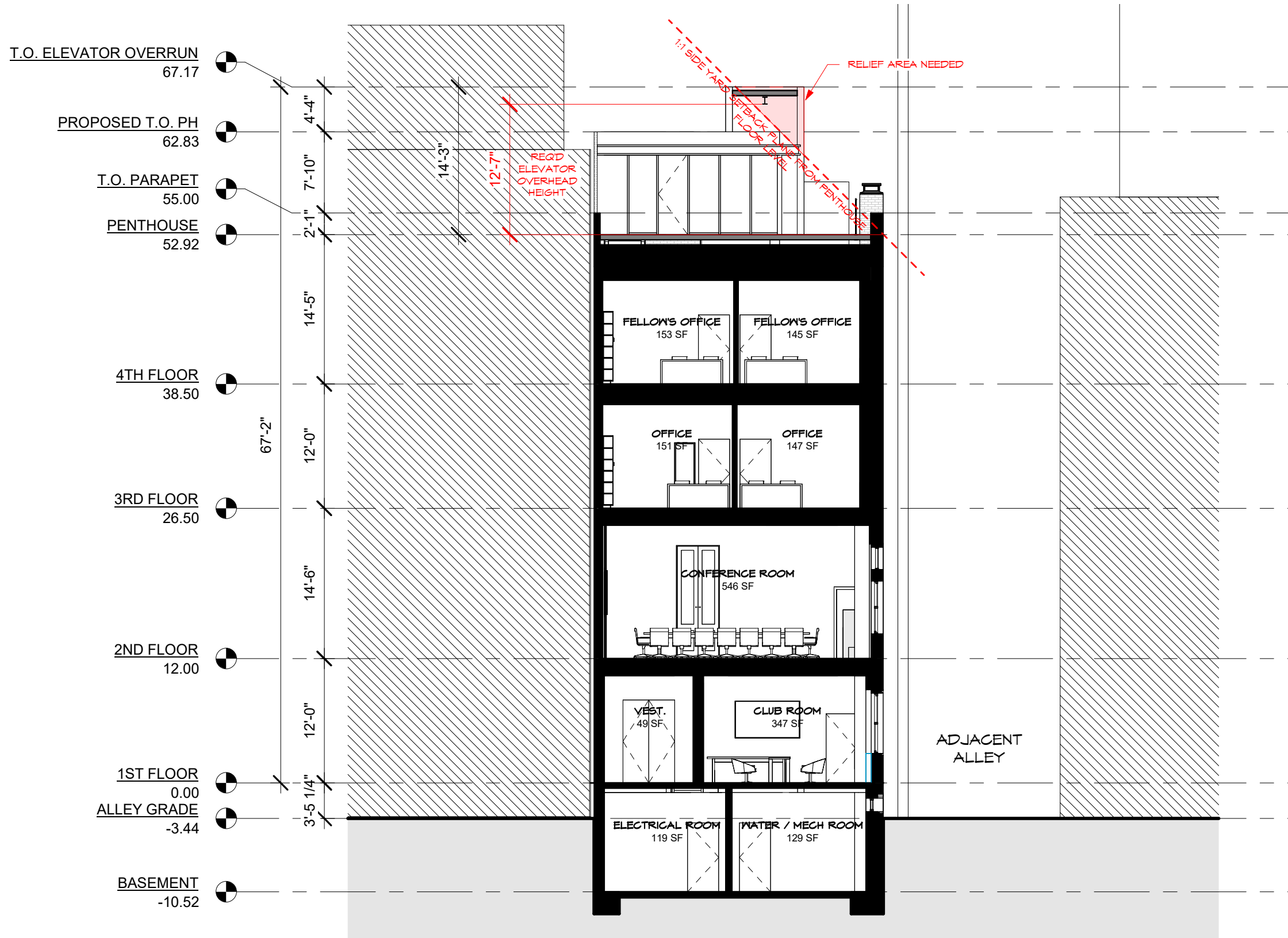
1128 16TH ST, NW

11.19.2025

PROPOSED ELEVATIONS (EAST + WEST)



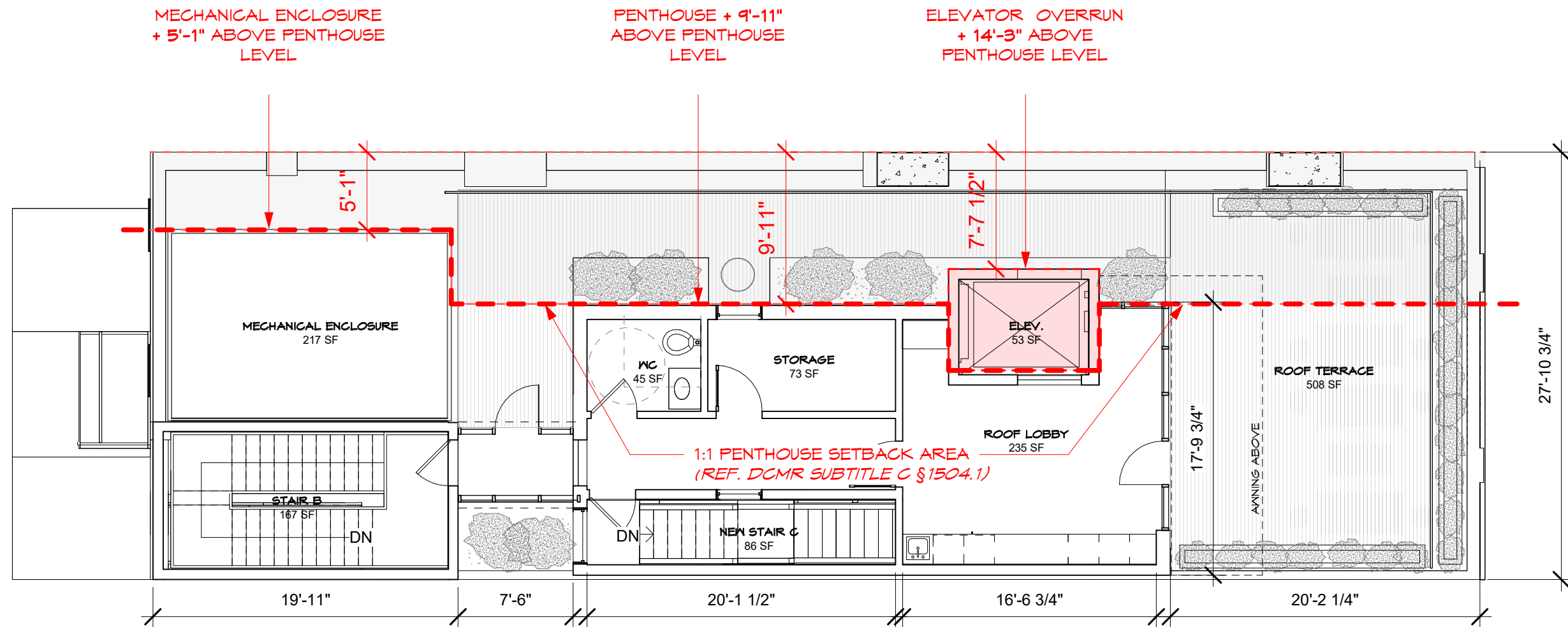
3/32" = 1'-0"



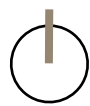
ELEVATOR OVERRUN REQUIREMENTS:

The elevator overrun for the proposed elevator at 1128 16th ST NW is 12'-7". This measurement is taken from the finished floor of the top elevator stop (Penthouse Level) to the bottom of the hoist beam. This requires the overall height of the Elevator overrun construction to be 14'-3".

Due to plan Limitations, the new elevator must be placed closer to the north alley side facade of the building which encroaches on the penthouse setback of 1:1 from the exterior facade wall at the Penthouse level height. (DCMR Title 11, Subtitle C, Chapter 15, §1504.1)



ROOF PLAN

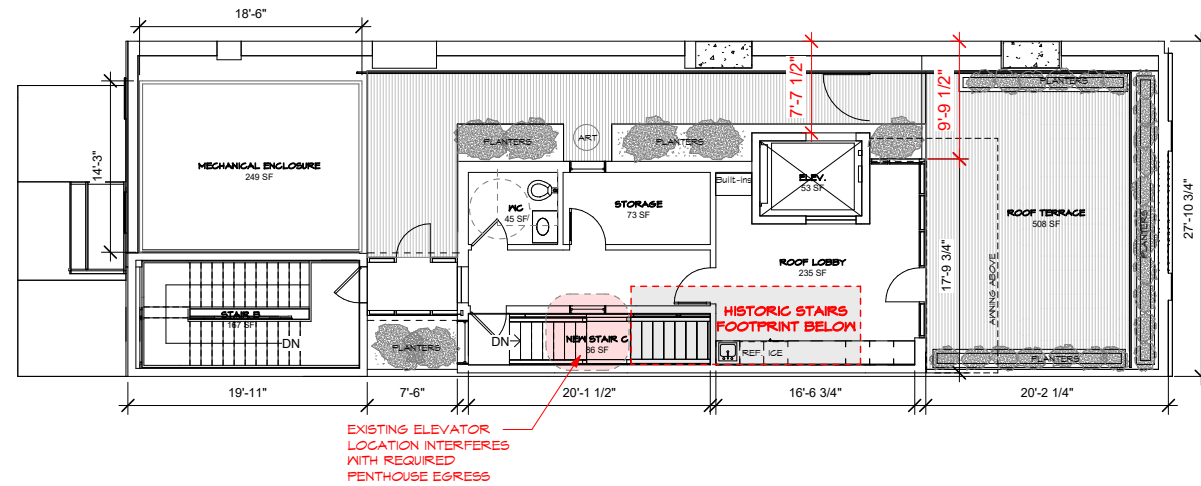
1/8" = 1'-0" 

1128 16TH ST, NW

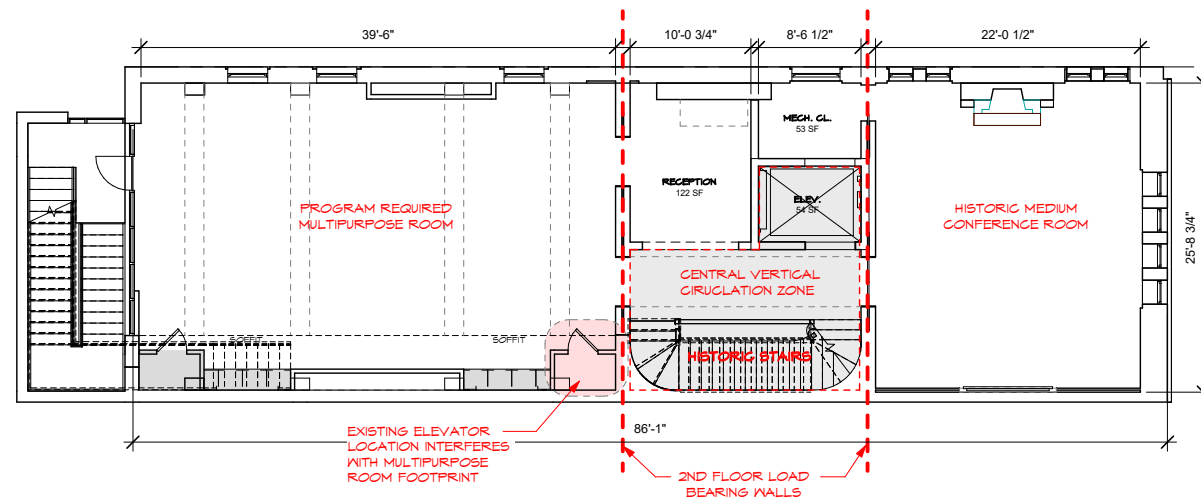
11.19.2025

DIFFICULTY AREA I: ELEVATOR OVERRUN PLAN RESTRICTIONS

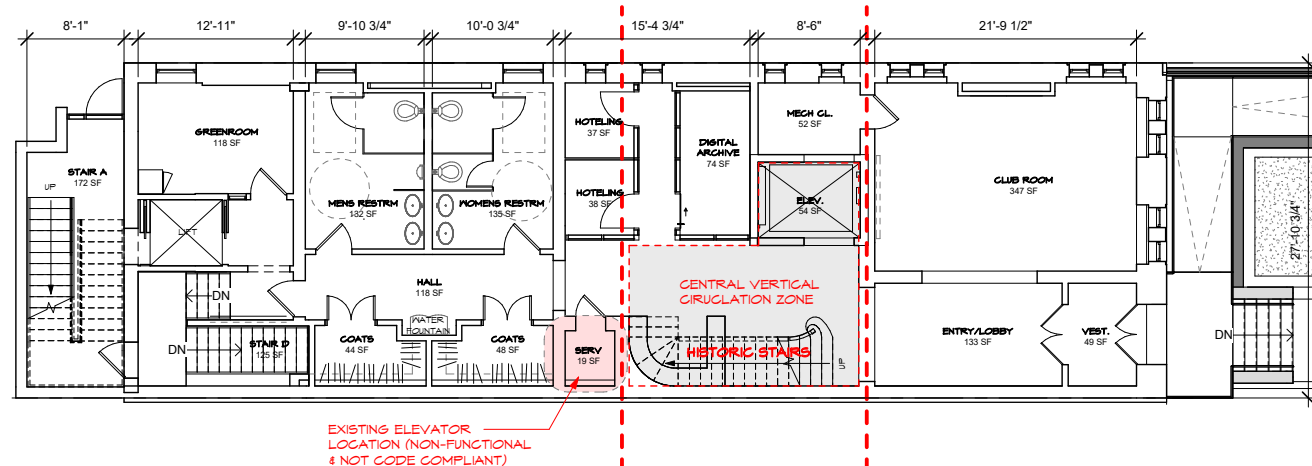
PENTHOUSE PLAN (3.)



2ND FLOOR PLAN (2.)



1ST FLOOR PLAN (1.)



ELEVATOR PLAN PLACEMENT REQUIREMENTS:

The plan for 1128 16th ST NW proposes replacing the existing non-functional and non-compliant elevator with a new elevator placed across from the existing historic stair. This new location creates a natural, purposeful space for public vertical circulation from the 1st floor to the penthouse. The elevator's new location is constrained by several factors including plan limitations on the 1st floor, 2nd floor, and Penthouse level:

1. **FIRST FLOOR:** The existing elevator is non-functional and does not meet current life safety building code requirements. The size of the new proposed elevator needs to be placed across from the stair to fit the building's plan.
2. **SECOND FLOOR:** The 2nd floor program provides a purposeful yet limited public vertical circulation zone that is centered around the existing historic stair. Programmatic needs and two load-bearing walls constrain this space forcing the elevator to be placed across from the historic stair.
3. **PENTHOUSE:** The penthouse level addition will require two means of egress. This requires the historic stair to be extended up to the roof which leaves no area for a code compliant elevator along the south party wall that is immediately accessible to the main penthouse spaces.

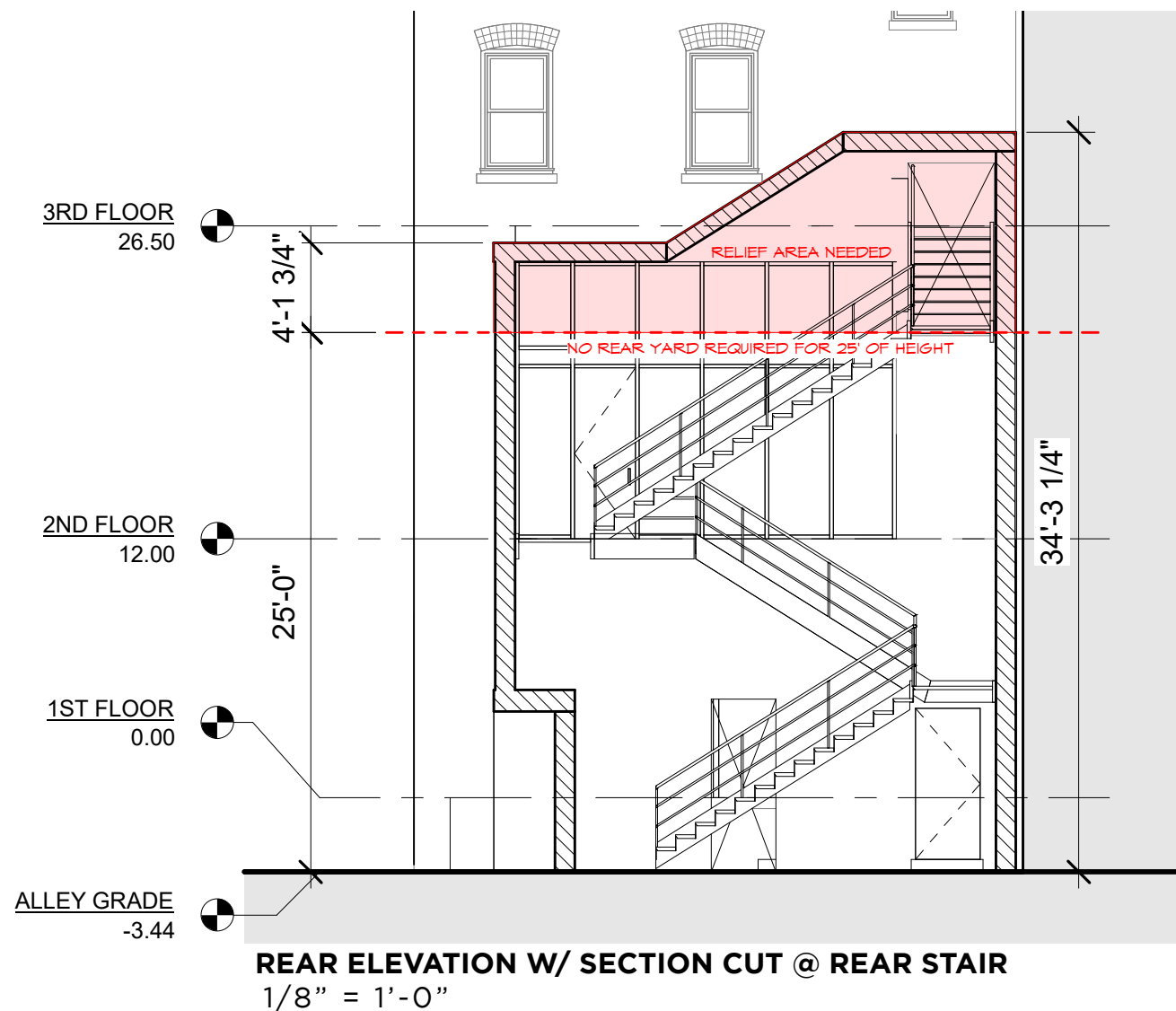
1128 16TH ST, NW

11.19.2025

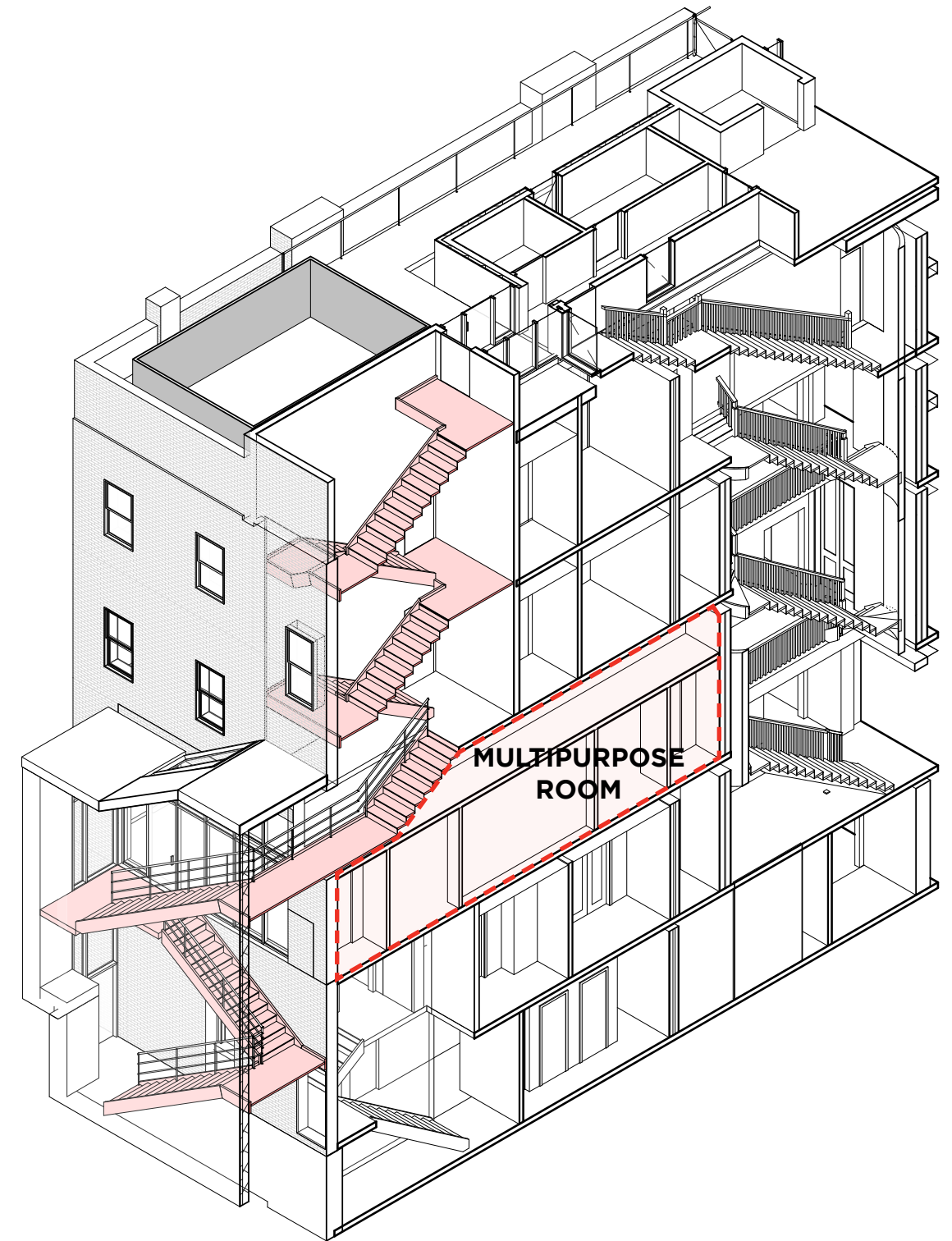
REAR STAIR ADDITION RELIEF:

“Within the depth specified in § Subtitle I 205.1 for the first twenty-five feet (25 ft.) above the mean finished grade at the middle of the rear of the structure and a horizontal plane) above the first plane” (DCMR Title 11, Subtitle I, Chapter 2, §205.2)

Under the current zoning, the majority of the proposed rear stair addition is permitted. However, in order to effectively connect the new stair core to the rebuilt code-compliant stair on the 3rd and 4th floors, a special exception is needed. This additional height is necessary to achieve the code-required head heights at the 3rd floor transition from the rear addition to the internal rebuilt stair core within the building. This exception will ensure a safe, code-compliant vertical circulation that enhances the renovation of the existing building.



DIFFICULTY AREA II: REAR STAIR ADDITION HEIGHT SECTION & AXON



1128 16TH ST, NW

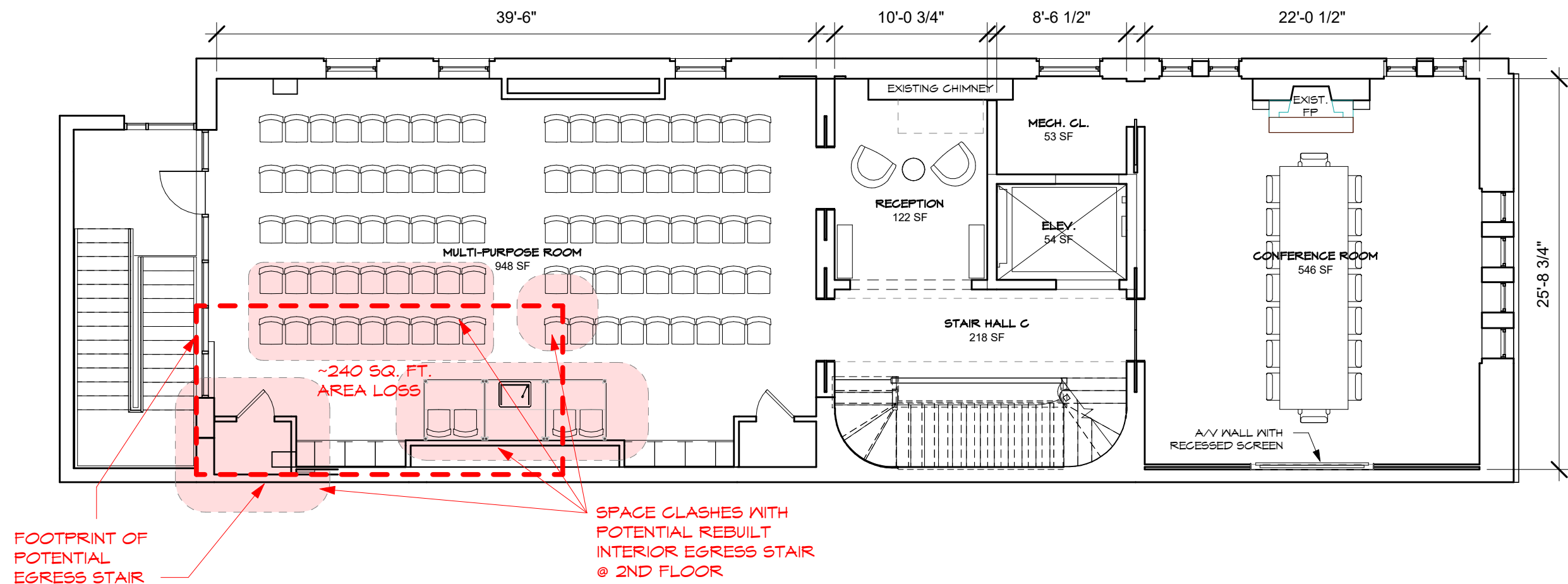
11.19.2025

DIFFICULTY AREA II: REAR STAIR ADDITION HEIGHT
ALTERNATE STAIR LOCATION AT 2ND FLOOR

ALTERNATE EGRESS STAIR LOCATION IN-FEASIBILITY:

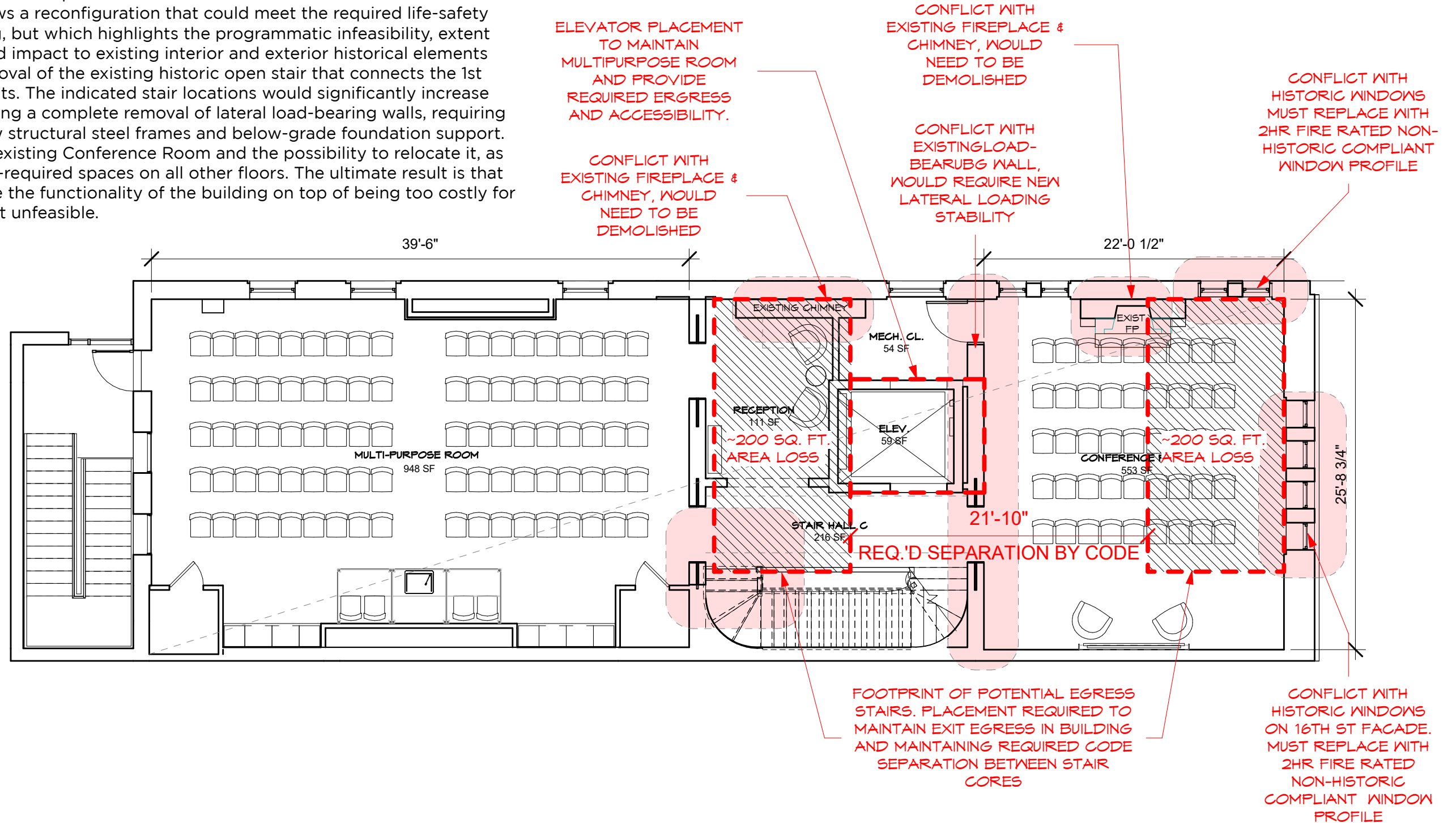
The proposed rear stair addition is strategically located to maximize usable floor area in the second-floor multipurpose room, ensuring sufficient space to meet the programmatic requirements of the space. The new stair also doubles as a functional design element that both provides extra daylight into 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 diminish the form and function of the future multipurpose room.



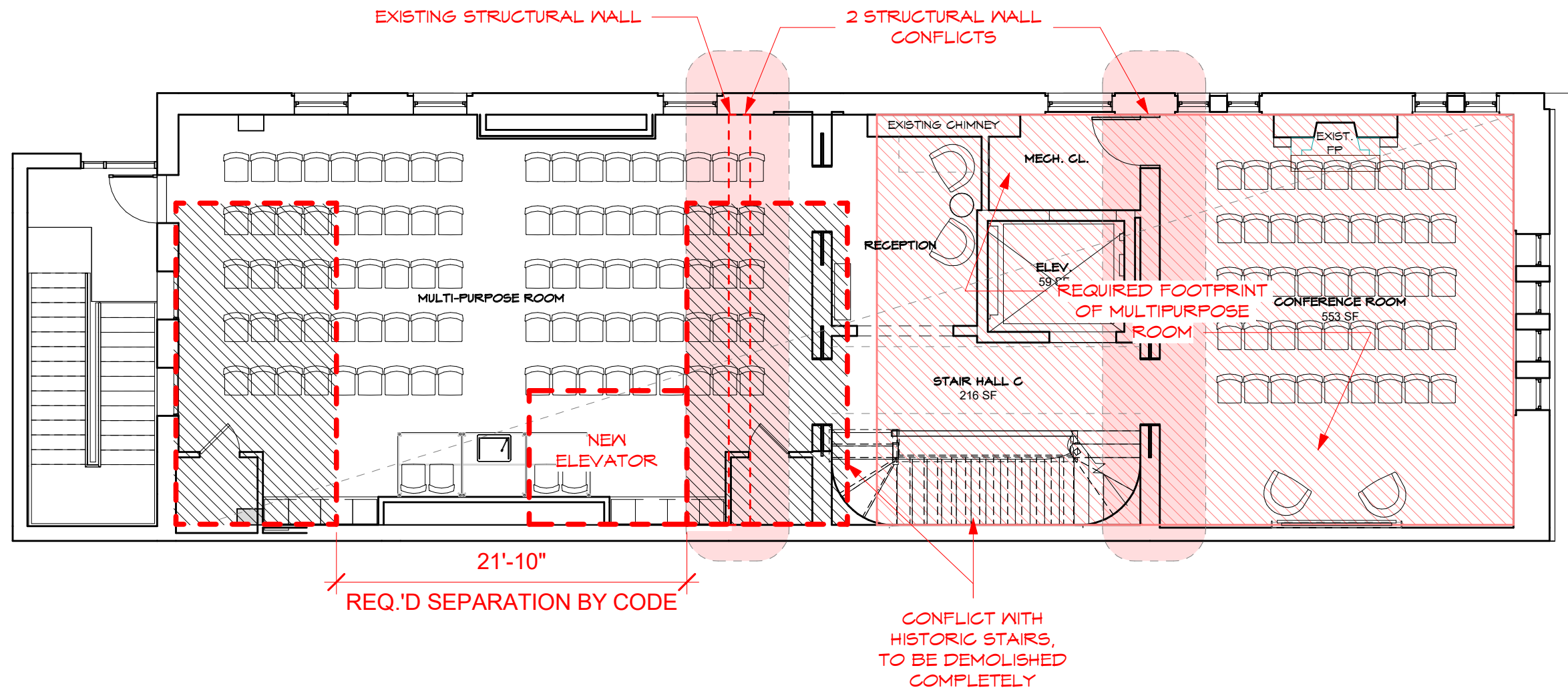
ALTERNATE EGRESS STAIR LOCATION IN-FEASIBILITY:

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.



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.



1128 16TH ST, NW

11.19.2025

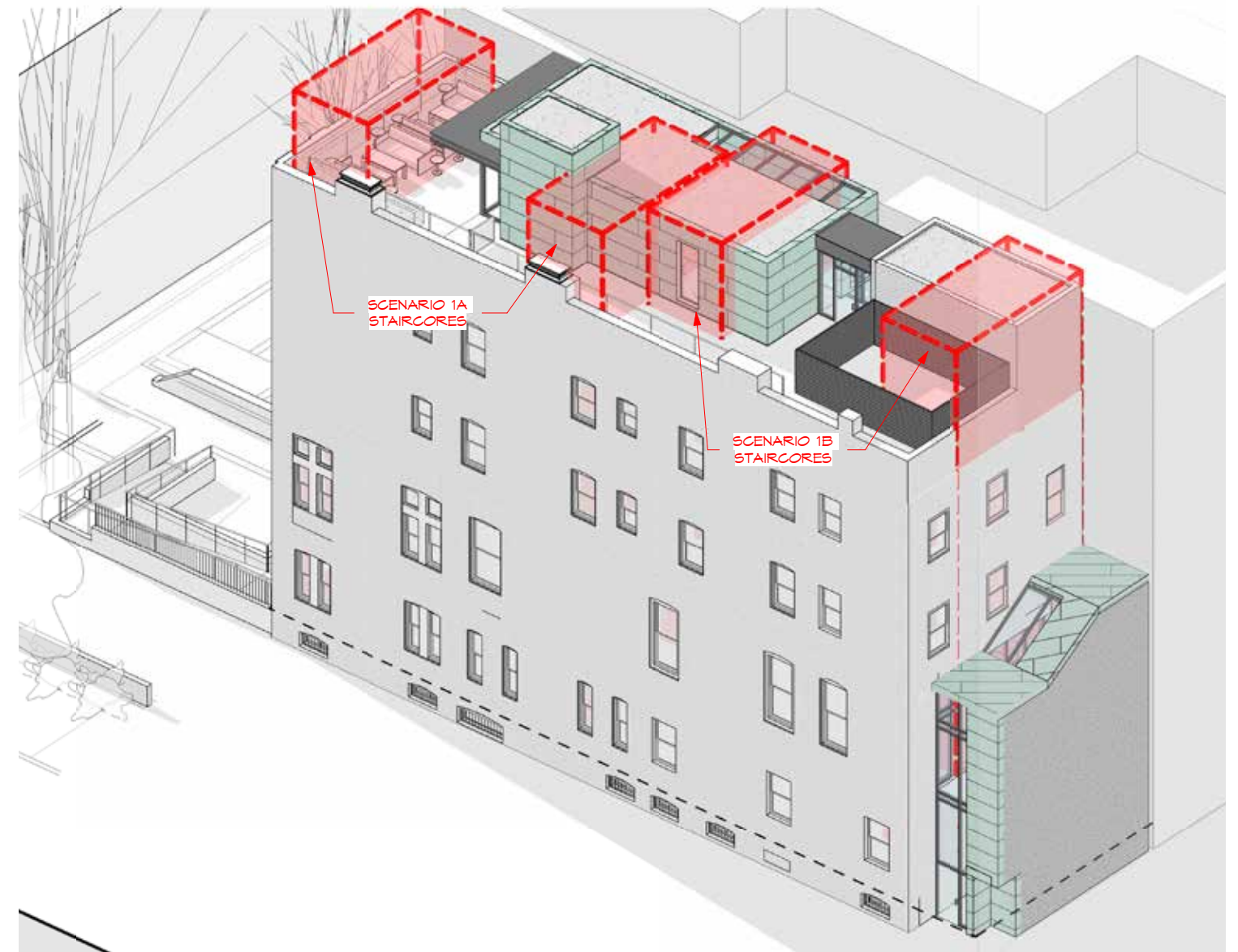
STAIRCORE AXONOMETRIC SCENARIO DIAGRAMS

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



RESULTS OF ALTERNATE SCENARIOS FOR STAIR CONFIGURATION

PENTHOUSE SETBACK RELIEF*Subtitle C § 1506.1*

- 1. Demonstration that reasonable effort has been made for penthouse to be in compliance with required setbacks**
 - Elevator access to roof and new HVAC needed
 - Roof designed to accommodate many needed functions while minimizing visual impact
- 2. Demonstration that ... operating difficulties such as Code compliance for roof access... or other conditions relating to building make full compliance unduly restrictive... or unreasonable**
 - Placement of elevator overrun necessary to minimize impact on lower floors
 - HVAC cannot otherwise be accommodated on roof without consuming other space
- 3. Satisfaction of general special exception standards**
 - Partial setback provided
 - Minimal visual impact
 - HPRB review and approval

REAR YARD RELIEF**Subtitle I § 205.5**

- 1. No window to a residence use shall be located within 40' of another facing building**
 - No surrounding buildings are residential
- 2. No window to an office use shall be located within 30' of another facing office window nor 18' in front of a facing blank wall**
 - Existing separation is 8.5' already less than prescribed
 - For the 9'-3" of stairway above 25' in height, no obstructed windows or blank walls created
- 3. A greater distance may be required between windows in a facing building than the minimum prescribed in (a) or (b) if necessary to provide adequate light and privacy to habitable rooms as determined by the angle of sight lines and the distance of penetration of sight lines into such habitable rooms**
 - Greater distance not possible
 - No windows above 25' in height will be obstructed
- 4. The building shall provide for adequate off-street service functions, including parking and loading areas and access points**
 - No parking or loading provided now
 - Trash will continue to be accommodated
- 5. Satisfaction of general special exception standards**

1128 16TH ST, NW

11.19.2025

EXCEPTIONAL OR EXTRAORDINARY SITUATION SUMMARY

EXCEPTIONAL OR EXTRAORDINARY SITUATION

A “confluence of factors” may contribute to an extraordinary condition. *Metropole Condo. Ass’n v. District of Columbia Bd. of Zoning Adjustment*, 141 A.3d 1079, 1082-83 (D.C. 2016)

- **Constructed as a large single-family residence in 1906**
- **Long and narrow building: ~28’ wide and ~87’ long**
- **Existing Non-Conforming for Non-Residential FAR**
- **Contributing Building in Sixteenth Street Historic District**
- **Located in Core of the Central Business District, Driving it to be Commercial Use**
- **Multiple Outdated and Non-Code Compliant Features**
 - **Interior Demising**
 - **Egress Stair Does not Comply with Code**
 - **Not Accessible**
 - **70-year-old non-Code Compliant Elevator**

PRACTICAL DIFFICULTY

- **Multipurpose room of approx. 1000 SF is most critical feature of the project and drives the entire design**
- **Hoover has a minimum space needs to accommodate ~100 people (seated rows) and ~72 people (seated tables); IBC requires minimum amount of space**
- **Life-Safety and Accessibility Compliance Upgrades Needed**
 - **Two Code-Compliant Stairways that are 44” wide and that that must be separated by ~22’**
 - **Modern elevator that complies with Code and extends to 4th Floor**
- **Providing required Code-compliant stairways not reasonably feasible without variance to allow second egress stairway at rear**
 - **Retaining existing central stairway important to preservation**
 - **Removal of central stairway would be structurally compromising, challenging for construction, and wasteful**
 - **Even if central stairway were removed, additional structural, design, and circulation challenges would result**
- **Locating second egress stairway inside structure at rear would consume needed space in multipurpose room**
- **Locating second egress stairway inside structure at front would create historic problems and remove other programming**
- **Shifting multipurpose room to front not feasible due to structural challenges**
- **No reasonably feasible way to locate two Code-compliant stairways inside building in structurally-sound, efficient, functional, and historically considerate manner**

Additional Considerations:

- **The Applicant does not bear the burden of considering all possible alternatives. The Board is tasked only with evaluating the *proposed project*. *Spring Valley-Wesley Heights Citizens Ass’n v. District of Columbia Zoning Comm’n*, 88 A.3d 697, 715 (D.C. 2013); *Glenbrook Road Ass’n v. District of Columbia Bd. of Zoning Adjustment*, 605 A.2d 22, 32 (D.C. 1992).**
- **The standard for area variance is that the restriction would be “unnecessarily burdensome.” In other words, a “practical difficulty” standard does not amount to an impossibility. *Palmer v. Bd. of Zoning Adjustment*, 287 A.2d 535, 542 (D.C. 1972).**
- **The Board may consider the degree of relief when evaluating a variance request and lessen the burden accordingly. *Gilmartin v. District of Columbia Bd. of Zoning Adjustment*, 579 A.2d 1164, 1171 (D.C. 1990); *St. Mary’s Episcopal Church at 271*.**

1128 16TH ST, NW

11.19.2025

NO SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD OR IMPAIR TO ZONE PLAN

- **Building complies with residential FAR, so massing is compatible and appropriate for the zone**
- **No more gathering space or functional area with additional FAR; only for secondary egress**
- **Minimum amount of relief possible; no adverse impacts on light, air, or aesthetics**
- **Economic development benefit**



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