

1733 16TH STREET NW,
WASHINGTON DC 20009



HISTORIC PRESERVATION REVIEW BOARD PACKAGE REVISION B (02.28.2019)



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1733 16TH STREET NW, WASHINGTON DC 20009

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SITE CONTEXT

VICINITY MAP
EXISTING PHOTOS
ZONING ANALYSIS /SITE LOCATION
ZONING DIAGRAM
HISTORIC INFORMATION
COMMUNITY ENGAGEMENT

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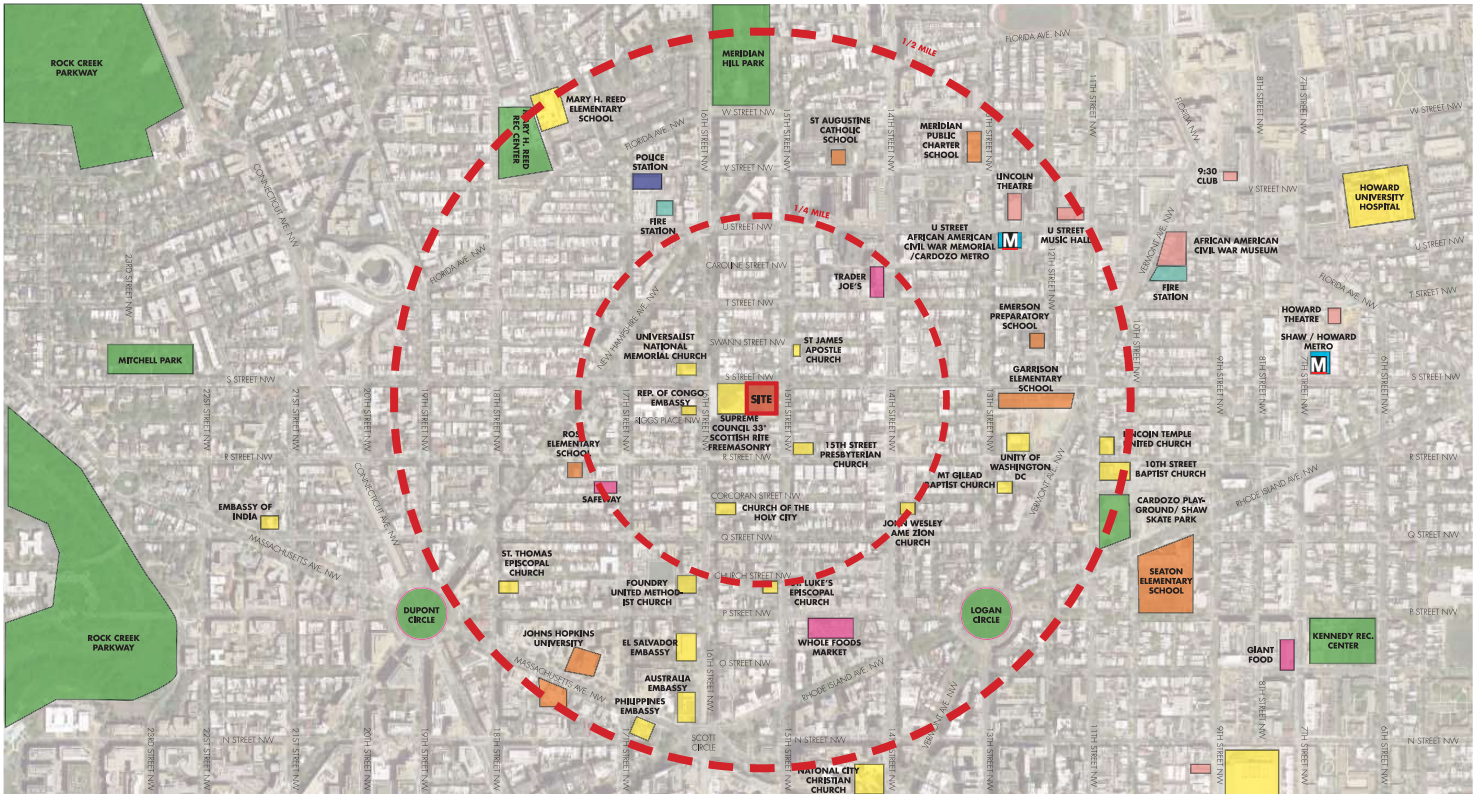


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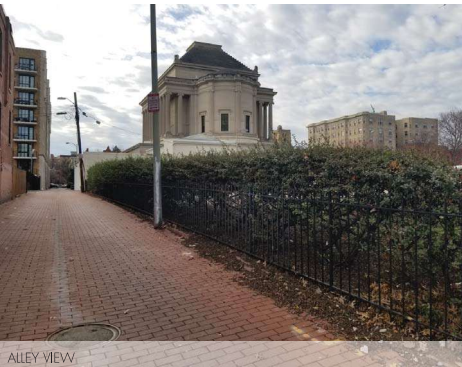
1733 16TH STREET NW

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A-3



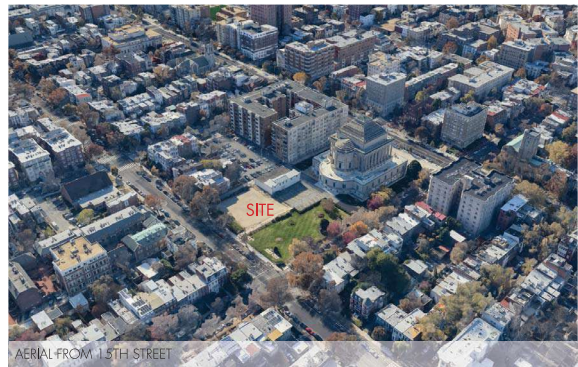
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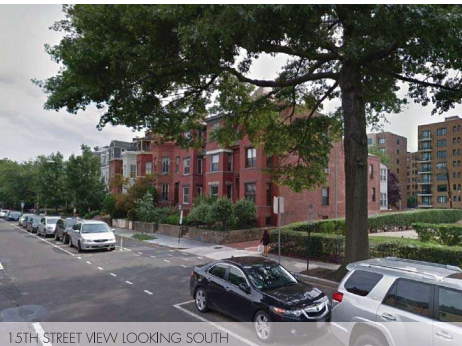
ALLEY VIEW



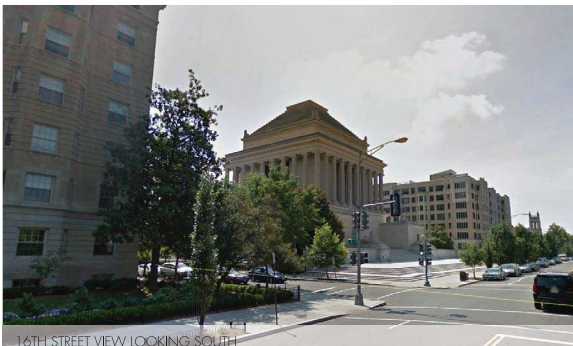
15TH STREET & S STREET



AERIAL FROM 15TH STREET



15TH STREET VIEW LOOKING SOUTH
HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



16TH STREET VIEW LOOKING SOUTH



AERIAL FROM 16TH STREET



1733 16TH STREET NW

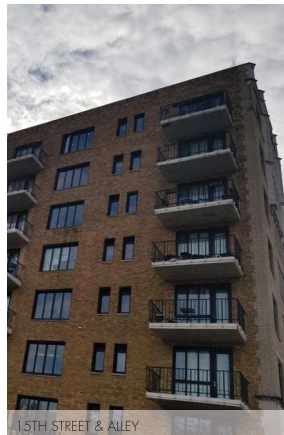
EXISTING SITE CONDITIONS



S STREET & 15TH STREET



15TH STREET & ALLEY



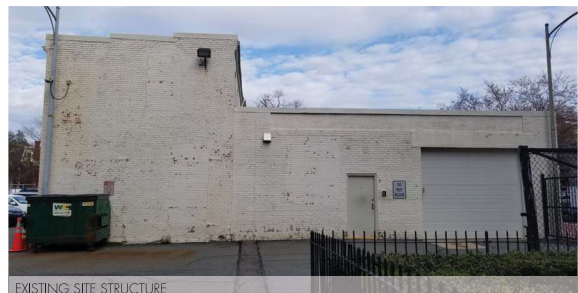
15TH STREET & ALLEY



EXISTING SITE STRUCTURE



S STREET VIEW



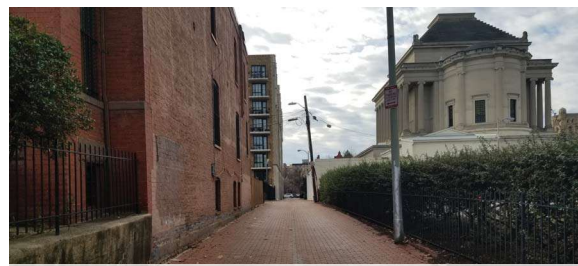
EXISTING SITE STRUCTURE



S STREET AND 16TH STREET VIEW



15TH STREET



EXISTING ALLEY



1733 16TH STREET NW

CONTEXT PHOTOS

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1733 16TH STREET NW

CONTEXT PHOTOS

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- SITE**
- U STREET METRO STOP**
- 2,300' DISTANCE TO SCOTTISH RITE TEMPLE**
- 2,000' DISTANCE TO NEW BUILDING ENTRY**

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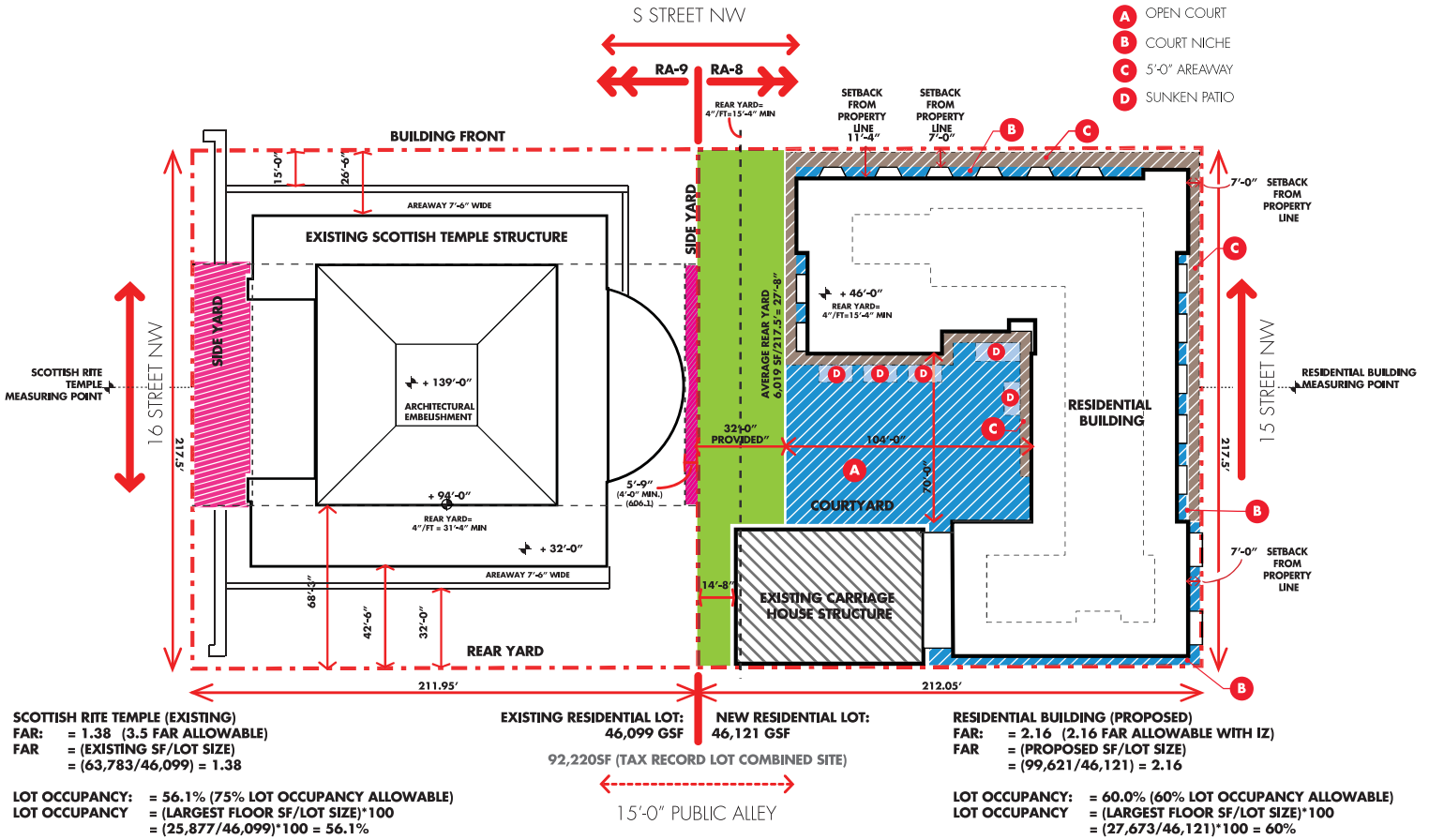
SITE:

SQUARE: SQUARE 192
 LOT: LOT 108

COMBINED LOT: 92,220(SF)

BUILDING INFO:

ZONE RA-8 (SIXTEENTH STREET HISTORIC DISTRICT,
 GREATER FOURTEENTH STREET HISTORIC DISTRICT)
 MAX. HEIGHT 50'-0" (46'-0" PROPOSED)
 AREA 46,121 GSF (RA-8 LOT)
 LOT OCCUPANCY 60% ALLOWABLE:
 DENSITY 1.8 MAX. ALLOWABLE FAR: 83,017 GSF
 (Z BONUS)(0.36 FAR): 16,604 GSF
 TOTAL: 99,621 GSF (2.16 FAR)
 PENTHOUSE HEIGHT 15'-0" HEIGHT MAX WITH MECHANICAL SPACE
 (11'-0" @ RESIDENTIAL / 15'-0" @ ELEVATOR OVERRUN)
 GAR 0.4 REQUIRED
 UNIT COUNT **125 TO 150 UNITS**
 PARKING 1 SPACE FOR EVERY 3 UNITS/ 50% METRO REDUCTION
 25 SPACES MINIMUM (@ 50% REDUCTION)
109 SPACES +/- PROVIDED
 40 SPACES TO BE PROVIDED TO SCOTTISH RITE EMPLOYEES & VISITORS
 69 RESIDENTIAL SPACES
 BIKE PARKING TO BE PROVIDED PER ZR-16 REQUIREMENTS
 LOADING 1- 30'-0"X12'-0"X14'-0" RESIDENTIAL
 1- 20'-0"X12'-0"X14'-0" RESIDENTIAL SERVICE



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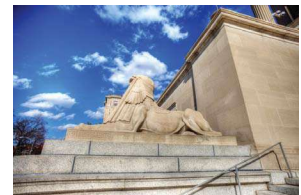
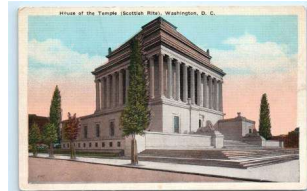
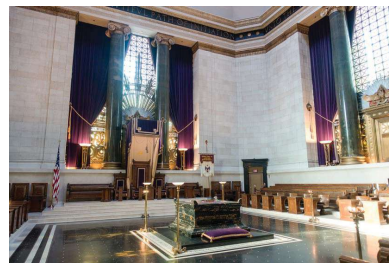
1733 16TH STREET NW



ZONING DIAGRAM

02.28.2019

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SCOTTISH RITE TEMPLE

TEXT EXTRACT FROM NATIONAL PARK SERVICES:

ONE OF THE MOST UNUSUAL BUILDINGS IN THE ECLECTIC SIXTEENTH STREET HISTORIC DISTRICT IS THE TEMPLE OF THE SCOTTISH RITE AT 1733 16TH STREET. THE BUILDING, DESIGNED BY JOHN RUSSELL POPE WHO ALSO DESIGNED THE NATIONAL ARCHIVES AND THE JEFFERSON MEMORIAL, WAS CONSTRUCTED BETWEEN 1911 AND 1915. IT WAS BUILT TO HEADQUARTER THE SUPREME COUNCIL OF THE SOUTHERN JURISDICTION OF THE 33RD DEGREE OF THE ANCIENT AND ACCEPTED RITE OF FREEMASONRY. AN INTERNATIONAL FRATERNAL ORDER, THE MASONS HAVE CLAIMED A NUMBER OF PAST PRESIDENTS, SUCH AS GEORGE WASHINGTON AND HARRY TRUMAN, AS MEMBERS. POPE USED THE TOMB OF KING MAUSOLUS AT HALICARNASSUS, ONE OF THE SEVEN WONDERS OF THE ANCIENT WORLD, AS HIS MODEL FOR THE TEMPLE. OUTSIDE, GUARDING THE TEMPLE DOORS, IS A PAIR OF MONUMENTAL SPHINXES THAT REPRESENT WISDOM AND POWER.

THE TEMPLE IS LACED WITH SYMBOLISM IN ITS DESIGN AND DECOR, MUCH OF WHICH REQUIRES CLOSE ATTENTION AND MAY NOT BE OBVIOUS TO NON-MASONS. IN 1931, THE BUILDING WAS VOTED THE FIFTH MOST BEAUTIFUL BUILDING IN THE WORLD BY A GROUP OF MEMBERS FROM THE ASSOCIATION OF AMERICAN ARCHITECTS. THE LIBRARY, THE FIRST PUBLIC LIBRARY IN THE DISTRICT OF COLUMBIA, CONTAINS ONE OF THE WORLD'S LARGEST COLLECTIONS OF MATERIALS ON AND BY SCOTTISH POET ROBERT BURNS, WHO WAS A FREEMASON. THE LIBRARY WAS OPENED TO THE PUBLIC AT THE REQUEST OF ALBERT PIKE WHO DONATED HIS PERSONAL COLLECTION OF BOOKS WITH THE STIPULATION THAT THEY BE AVAILABLE FOR USE, FREE OF CHARGE, BY THE GENERAL PUBLIC. ONE OF THE MOST STRIKING MONUMENTS IN THE NATION'S CAPITAL, THE IMAGINATIVE FACADE OF THE TEMPLE CREATES A VISUAL EXPERIENCE WORTH VIEWING.

THE SCOTTISH RITE TEMPLE IS LOCATED AT 1733 16TH ST., NW, BETWEEN R AND S STS.

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SCOTTISH RITE TEMPLE

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16TH STREET HISTORIC DISTRICT

TEXT EXTRACT FROM NATIONAL PARK SERVICES:

THE 16TH STREET HISTORIC DISTRICT IS CHARACTERIZED BY THE LINEAR EXPERIENCE OF THE STREET ITSELF. 16TH STREET, ONE OF THE MOST IMPORTANT NUMBERED STREETS IN THE FEDERAL CITY, IS A MAJOR ELEMENT OF THE L'ENFANT PLAN. THIS SECTION OF THE 160-FOOT WIDE STREET, WITH ITS VISTA SOUTH TO THE WHITE HOUSE, IS CONTAINED BETWEEN TWO MAJOR ELEMENTS OF THE L'ENFANT PLAN—SCOTT CIRCLE ON THE SOUTH AND FLORIDA AVENUE, NW, ORIGINALLY KNOWN AS BOUNDARY STREET ON THE NORTH, AND THE SHARP RISE OF MERIDIAN HILL. THE PHYSICAL ASPECT OF 16TH STREET, COMBINED WITH THE ARCHITECTURAL QUALITY OF THE BUILDINGS WITHIN THE DISTRICT BOUNDARIES AND THE HISTORICAL IMPORTANCE OF THE AREA, CONSTITUTE THE ESSENCE OF THE HISTORIC DISTRICT. **THE INTEGRATION OF SCALE, PROPORTION AND USE ADD TO THE HISTORIC DISTRICT'S STRONG SENSE OF PLACE, WHICH IS REINFORCED BY THE ARCHITECTURAL QUALITY OF ITS BUILDINGS.**

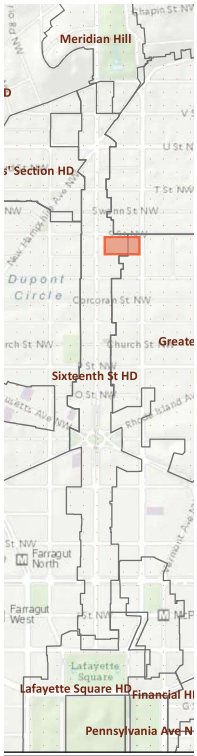
THE BUILDINGS RANGE IN TYPE FROM A SMALL, ONE-STORY OFFICE BUILDING, TO THREE AND FOUR-STORY ROWHOUSES, LARGE DETACHED HOUSES, CHURCHES, **SMALL APARTMENT BUILDINGS, MONUMENTAL APARTMENTS** AND INSTITUTIONAL BUILDINGS. THEY GENERALLY DATE FROM C. 1875 TO THE 1920S, AND THEIR STYLES, INCLUDING ITALIANATE, QUEEN ANNE, RICHARDSONIAN ROMANESQUE, AND THE MANY STYLES OF THE BEAUX ARTS, CLEARLY REFLECT THE ECLECTIC CHARACTER OF AMERICAN ARCHITECTURE. THE STREET WAS DEVELOPED PRIMARILY WITH ROWHOUSES, MOST OF WHICH WERE INDIVIDUALLY DESIGNED AND BUILT.

SOME OF THE EARLIEST HOUSES STAND ON THE NORTHWEST CORNER OF 16TH AND T STREETS. THE TWO ITALIANATE STRUCTURES AT 1900 AND 1902 16TH STREET DATE FROM 1878. **MORE COMMON ARE THE BRICK ROWHOUSES WITH PROJECTING BAYS** AND FANCIFUL ROOFLINES. PERHAPS THE FINEST OF THE QUEEN ANNE HOUSES ARE THOSE IN THE ROW AT 1837-41 16TH STREET. BUILT IN 1890, THESE HOUSES **INCORPORATE THE IRREGULARITY OF MASSING, VARIETY OF COLOR AND TEXTURE,** AND THE ROUND TURRETS OF THE STYLE.

INSTITUTIONAL USES ALSO BEGAN TO SPREAD UP 16TH STREET AT ABOUT THE SAME TIME THE BEAUX ARTS CLASSICISM THAT WAS INFLUENCED BY THE 1893 COLOMBIAN EXPOSITION BEGAN TO SWEEP THE COUNTRY. THE CARNEGIE INSTITUTION AT 1530 P STREET, DESIGNED IN 1908 BY CARRÈRE AND HASTINGS, AND THE JEWISH COMMUNITY CENTER AT 1529 16TH STREET, DESIGNED BY B. STANLEY SIMMONS IN 1920, ARE EXCELLENT EXAMPLES OF NEO-CLASSICAL DESIGN.

LATE GOTHIC REVIVAL CAN BE SEEN IN THE CHURCH OF THE HOLY CITY AT 1611 16TH STREET DESIGNED IN 1895 BY R. LANGFORD WARREN AND BUILT BY PAUL J. PELZ. GOTHIC ELEMENTS WERE ALSO APPLIED TO THE CHASTLETON AT 1701 16TH STREET, ONE OF HARRY WARDMAN'S BUILDINGS. **ONE OF THE DISTRICT'S MOST UNUSUAL BUILDINGS IS THE TEMPLE OF THE SCOTTISH RITE AT 1733 16TH STREET,** DESIGNED BY JOHN RUSSELL POPE AND CONSTRUCTED BETWEEN 1911 AND 15, IT WAS MODELED AFTER THE TOMB OF KING MAUSOLUS AT HALICARNASSUS.

THE ARCHITECTS RESPONSIBLE FOR THESE BUILDINGS INCLUDE MANY OF THE MOST **PROMINENT ARCHITECTS WORKING IN DC** AT THIS TIME. ON 16TH STREET, THEIR BUILDINGS, AND THOSE OF MANY OTHERS, WORK EXCEPTIONALLY WELL. **THE IMAGINATIVE, VARIED FACADES OF THESE BUILDINGS CREATE A RHYTHMIC STREETScape** AND A CONTINUOUS VISUAL EXPERIENCE SELDOM SO WELL PRESERVED IN THE DISTRICT OF COLUMBIA



THE 16TH STREET HISTORIC DISTRICT INCLUDES BUILDINGS FRONTING ON 16TH ST., NW, FROM SCOTT CIRCLE TO FLORIDA AVE.



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1733 16TH STREET NW

16TH STREET HISTORIC DISTRICT

02.28.2019 **A-11**

GREATER 14TH STREET HISTORIC DISTRICT

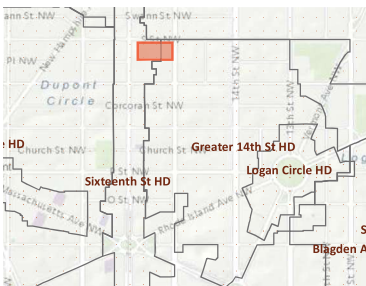
TEXT EXTRACT FROM NATIONAL PARK SERVICES:

THE GREATER 14TH STREET HISTORIC DISTRICT IS SIGNIFICANT FOR ITS REPRESENTATION OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT RESULTING FROM THE ESTABLISHMENT OF THE 14TH STREET STREETCAR LINE. FOURTEENTH STREET HAS BEEN A TRANSPORTATION CORRIDOR SINCE ITS EARLIEST DAYS WHEN IT SERVED AS A PRIMITIVE ROUTE FROM THE NORTH INTO THE FEDERAL CITY; SUBSEQUENTLY IT FUNCTIONED AS A MAIN CITY THOROUGHFARE CARRYING A MAJOR STREETCAR LINE, SERVING ITS COMMUNITY AS A RESIDENTIAL AND COMMERCIAL DESTINATION; AND FINALLY, ITS AUTOMOBILE RELATED BUSINESS SERVING THE NATION'S CAPITAL AND ITS SUBURBS. THIS MAJOR COMMERCIAL AND TRANSPORTATION CORRIDOR IS FLANKED BY RARE ANTE-BELLUM DWELLINGS, INTACT ROWS OF VICTORIAN HOUSING AND COMMERCIAL BUILDINGS PUNCTUATED BY IMPORTANT LOCAL CHURCHES AND PUBLIC BUILDINGS, **GRAND AND DISCREET TURN OF THE CENTURY APARTMENT BUILDINGS**, AND A RICH VARIETY OF TWENTIETH CENTURY AUTO-RELATED BUILDINGS.

THE GREATER 14TH STREET AREA IS A **PRIMARILY RESIDENTIAL AREA** THAT SURROUNDS A MAJOR COMMERCIAL CORRIDOR. INITIALLY DEVELOPED DURING THE MID-TO-LATE 19TH CENTURY, MUCH OF THE AREA'S BRICK VICTORIAN ARCHITECTURE REMAINS INTACT. **EARLY 20TH CENTURY REPLACEMENT ARCHITECTURE IS FOUND MOST NOTABLY ALONG 14TH STREET.**

THERE ARE SEVERAL BUILDINGS LOCATED IN THE HISTORIC DISTRICT THAT ARE ALSO INDIVIDUAL LANDMARKS. THE GLADSTONE AND HAWARDEN APARTMENT BUILDINGS NR AT 1419 AND 1423 R STREET ARE AMONG THE EARLIEST EXTANT MIDDLE-CLASS APARTMENT BUILDINGS IN THE CITY AND THE **FIRST DOCUMENTED TWIN APARTMENT BUILDINGS**. THE QUEEN ANNE/ROMANESQUE REVIVAL FACADES ILLUSTRATE THE FINAL PHASE OF VICTORIAN ECLECTICISM. THEY WERE BUILT (1900-1901) AND DESIGNED BY LOCAL ARCHITECT GEORGE S. COOPER. THE ALMA THOMAS HOUSE NR IS LOCATED AT 1530 15TH STREET. IT WAS THE HOME AND STUDIO OF A NATIONALLY RECOGNIZED ARTIST. IT WAS BUILT IN 1875; THE ARCHITECT IS UNKNOWN.

THE OLDEST CHURCH IN THE DISTRICT IS THE LUTHER PLACE MEMORIAL CHURCH NR AT 1226 VERMONT AVENUE AT THOMAS CIRCLE. IT IS A DISTINCTIVE GOTHIC REVIVAL CHURCH AND A NOTABLE EXAMPLE OF POST-CIVIL WAR ARCHITECTURE. IT WAS BUILT 1870-73, AND ORIGINALLY DESIGNED BY JUDSON YORK AND LATER MODIFIED BY HARKNESS AND DAVIS. ST. LUKE'S EPISCOPAL CHURCH NHL WAS THE CITY'S FIRST INDEPENDENT AFRICAN AMERICAN EPISCOPAL CHURCH. IT WAS ESTABLISHED IN 1879 BY REVEREND ALEXANDER CRUMMEL, ONE OF THE FOREMOST AFRICAN AMERICAN SCHOLARS OF THE 19TH CENTURY. IT WAS DESIGNED IN THE EARLY ENGLISH GOTHIC STYLE BY CALVIN BRENT, THE CITY'S FIRST AFRICAN AMERICAN ARCHITECT AND WAS BUILT IN 1876-79. THE MOUNT OLIVET LUTHERAN CHURCH AT 1302 VERMONT AVENUE WAS DESIGNED BY R.G. RUSSELL IN THE GOTHIC REVIVAL STYLE IN 1882. THE GRACE REFORMED CHURCH, SUNDAY SCHOOL AND PARISH HOUSE NR IS LOCATED AT 1405 15TH STREET. THEODORE ROOSEVELT ATTENDED THIS CHURCH REGULARLY DURING HIS PRESIDENCY. IT IS A GOTHIC REVIVAL CHURCH BUILT OF CLEVELAND GREYSTONE AND BEARING SCULPTURE BY JAMES E. EARLY. THE CHURCH WAS BUILT IN 1902-03 AND DESIGNED BY PAUL PELZ AND A.A. RITCHER.



THE 14TH STREET HISTORIC DISTRICT IS ROUGHLY BOUNDED BY S ST. NW ON THE NORTH; 11TH AND 12TH STS., NW ON THE EAST; N AND O STS., NW ON THE SOUTH; AND THE 16TH ST. HISTORIC DISTRICT ON THE WEST.

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1733 16TH STREET NW



GREATER 14TH STREET HISTORIC DISTRICT

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SITE

ADDITIONAL INFORMATION CAN BE FOUND IN THE "EHT" TRACERIES REPORT DATED JUNE 1, 2017

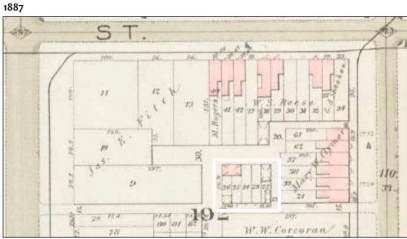


Figure 8: Detail, north half of Square 192, Lots 22 to 26 are highlighted in red. C.M Hopkins & Co., A Complete

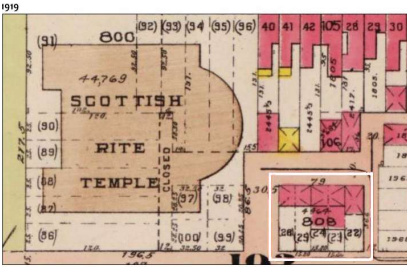


Figure 14: Detail, north half of Square 192, Lot 808 is highlighted in red. Baist, Vol. 1 (1919), Plate 19.

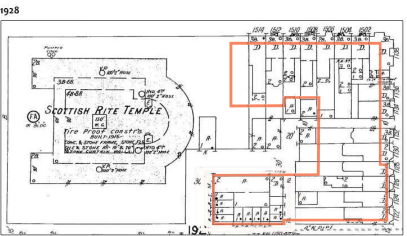


Figure 15: Detail, north half of Square 192, Lot 808 is highlighted in red. Sanborn, Vol. 3 (1928), Plate 319.

1887
ROW HOUSES FRONTING S STREET AND 15TH STREET NW, THESE PROPERTIES ARE SETBACK FROM THE STREET EDGE AND RUN HALF WAY UP S STREET TO LOT 40. THERE ARE SOME BUILT STRUCTURES AT THE CARRIAGE HOUSE LOCATION

1919
SCOTTISH RITE TEMPLE IS COMPLETE, ADJACENT ROWHOUSES ON S STREET ARE FILLED IN TO BE CONTINUOUS AND STILL RUN UP TO LOT 40 WHICH IS '0'-0" FROM THE CURRENT SPLIT ZONE AND PROPOSED LOT DIVISION LINE.

ADDITIONAL STRUCTURES HAVE BEEN ADDED TO THE CARRIAGE HOUSE

1928
CONTINUOUS MODIFICATIONS OCCUR TO THE CARRIAGE HOUSE FROM 1929 TO 1975.

ROW HOUSES NOW RUN CONTINUOUS FROM THE ALLEY ALONG 15TH STREET, WRAPS THE CORNER AND CONTINUES TO LOT 105. THE ROW HOUSES CONSIST OF SQUARE AND ANGLED BAYS WITH LARGER BUILDING ON THE CORNER OF S AND 15TH STREET.

WHEN GROUPED WITH THE CARRIAGE HOUSE, THE BUILT STRUCTURES RESEMBLE A REVERSE C SHAPE WITH PRIVATE REAR GARDENS FACING THE APSE OF THE TEMPLE, WITH A CLEARING AT THE MIDDLE OF S STREET.

LATER, THE ROWHOUSES WERE REMOVED AND CONVERTED TO TEMPLE GARDEN

CARRIAGE HOUSE

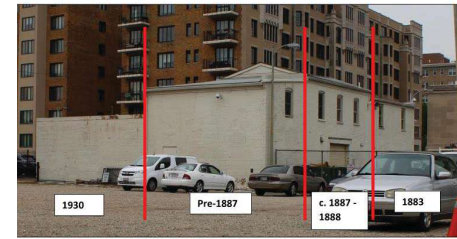
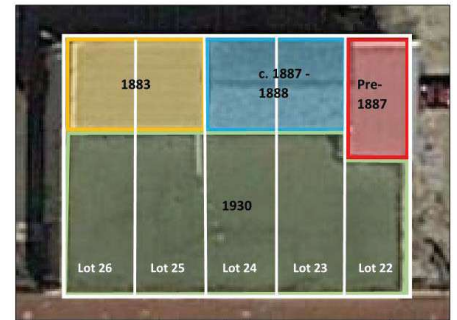


Figure 7: Section of the building by date, north and south elevations, facing southwest. EHT Traceries.

THE CARRIAGE HOUSE CONSIST OF MULTIPLE BUILDINGS THAT HAVE BEEN BUILT AT DIFFERENT TIME PERIODS. MODIFICATIONS OCCURRED UP TO 1975 WITH THE LAST BIG EXTERNAL CONSTRUCTION OCCURRING IN 1930 TO THE SINGLE STORY BUILDING ON THE ALLEY.

REFERENCE THE EHT TRACERIES REPORT DATED JUNE 1, 2017

HISTORIC PRESERVATION REVIEW BOARD PACKAGE.

COMMUNITY ENGAGEMENT

MEETING DATES:

APRIL 17TH, 2017
 SEPTEMBER 18TH, 2017
 NOVEMBER 13TH, 2017

MAY 1ST, 2018

JULY 26TH, 2018
 AUGUST 16TH, 2018
 SEPTEMBER 14TH, 2018

OCTOBER 9TH, 2018
 OCTOBER 18TH, 2018

NOVEMBER 5TH, 2018
 NOVEMBER 7TH, 2018
 NOVEMBER 14TH, 2018

NOVEMBER 29TH, 2018

JANUARY 22ND, 2019
 FEBRUARY 7TH, 2019

MARCH 6TH, 2019
 MARCH 13TH, 2019
 APRIL 10TH, 2019

APRIL 25TH, 2019

ANC COMMISSIONER
 THE DC PRESERVATION LEAGUE MEETING
 ANC COMMISSIONER AND COMMUNITY MEMBERS

COMMUNITY CHARRETTE @ SCOTTISH RITE TEMPLE

HPO STAFF REVIEW
 HPO STAFF REVIEW
 HPO STAFF REVIEW

DUPONT CIRCLE CONSERVANCY PRESENTATION
 COMMUNITY PRESENTATION @ THE CHASTLETON

DUPONT CIVIC ASSOCIATION PRESENTATION
 ANC-2B ZPD MEETING
 ANC-2B FULL MEETING

HPRB HEARING

HPO STAFF REVIEW
 HPO STAFF REVIEW

ANC-2B ZPD MEETING
 ANC-2B FULL MEETING
 ANC-2B FULL MEETING

HPRB HEARING



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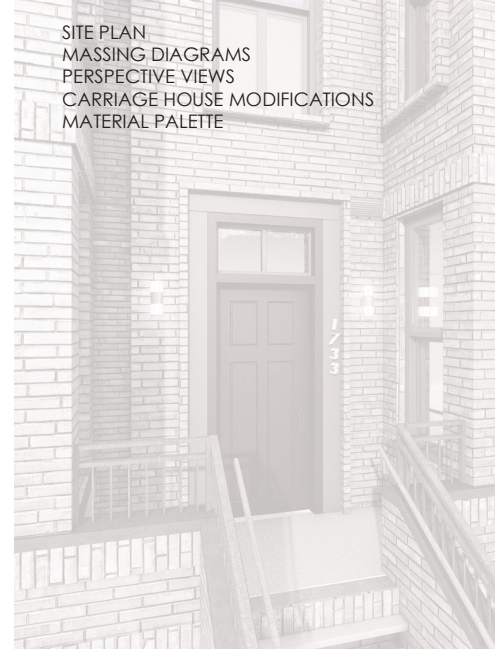


1733 16TH STREET NW

COMMUNITY ENGAGEMENT

02.28.2019 **A-14**

PROPOSED SCHEME

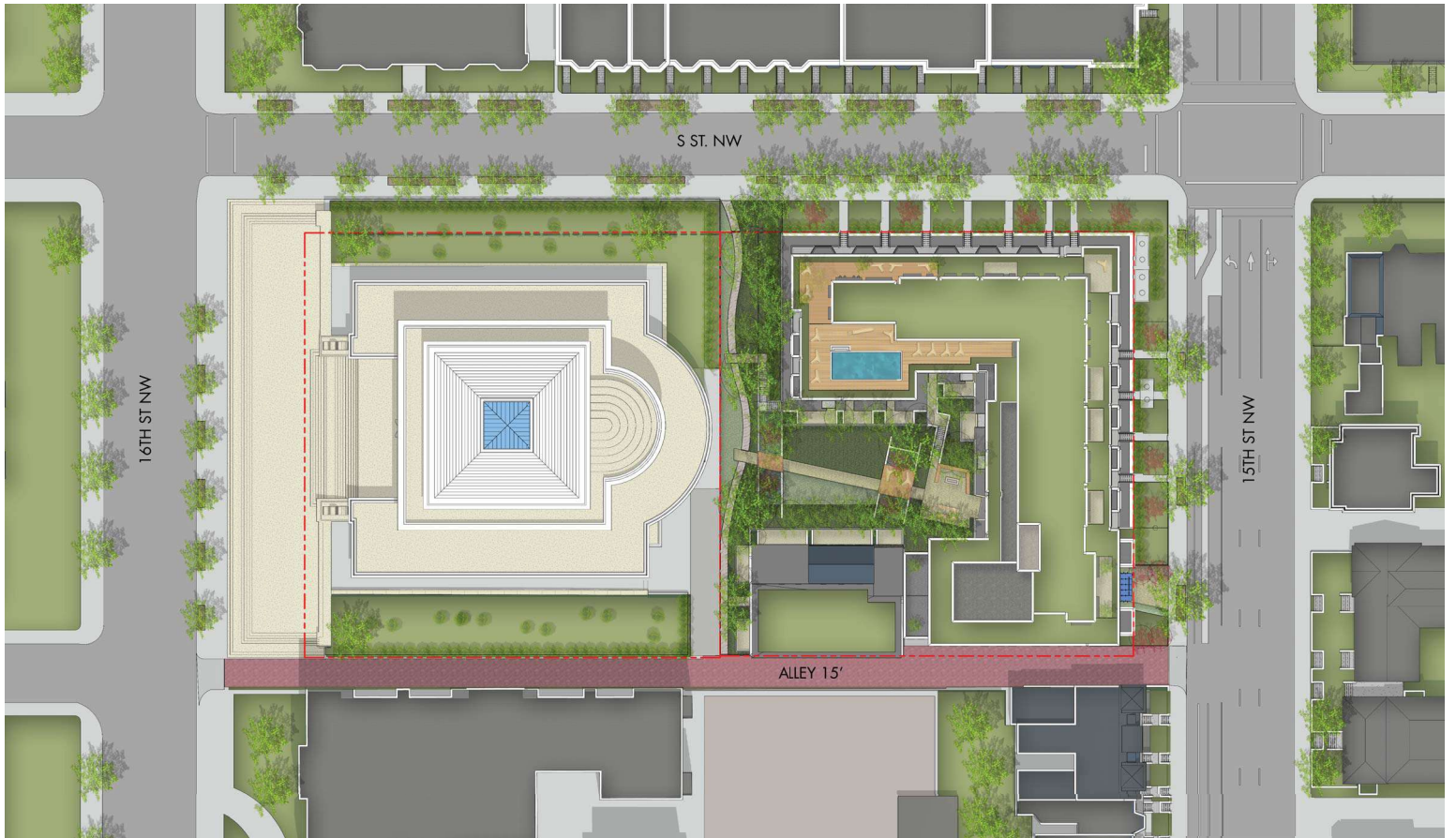


SITE PLAN
MASSING DIAGRAMS
PERSPECTIVE VIEWS
CARRIAGE HOUSE MODIFICATIONS
MATERIAL PALETTE

HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



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HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



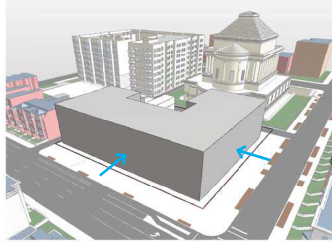
1733 16TH STREET NW

SITE PLAN

02.28.2019 **A-16**



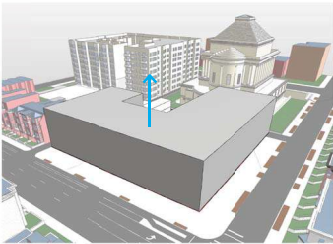
1 EXISTING STRUCTURE



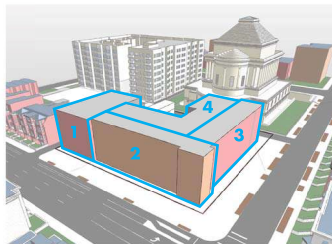
4 SETBACK BUILDING TO INCREASE STREETSCAPE



7 WALK-UPS ARTICULATE WITH BAYS, RECOGNIZING NEIGHBORING SCALE.



2 MAXIMIZE SITE AND PRESERVE EXISTING STRUCTURE



5 BREAK DOWN MASSING BY VOLUMES



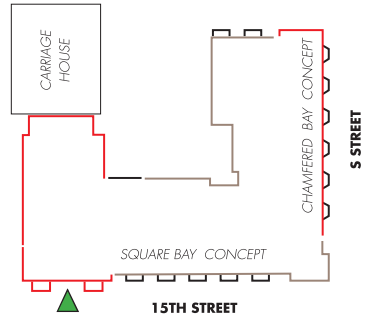
8 SETBACK PENTHOUSE SCULPTED TO MEET REQUIRED HEIGHT.



3 SETBACK BUILDING FROM TEMPLE AND WIDEN ALLEY



6 INTRODUCE BUILDING BASE AND AND FRAME LOBBY WITH BAYS MATCHING ADJACENT PROPERTIES



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW

MASSING DIAGRAM

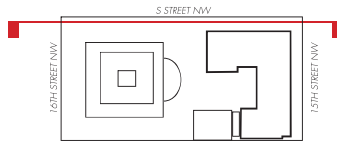
02.28.2019 **A-17**



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW



MASSING DIAGRAM S STREET ELEVATION @ TEMPLE

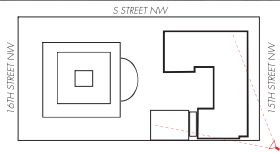
02.28.2019 **A-18**



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW



TREES HIDDEN FOR CLARITY

PERSPECTIVE - 15TH STREET LOOKING NORTH

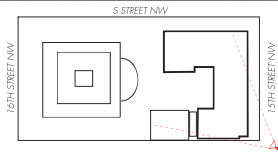
02.28.2019 **A-19**



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW



TREES INDICATED

PERSPECTIVE - 15TH STREET LOOKING NORTH

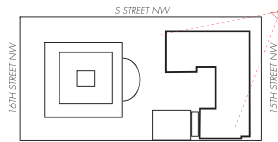
02.28.2019 **A-20**



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW



TREES HIDDEN FOR CLARITY

PERSPECTIVE - 15TH STREET LOOKING SOUTH

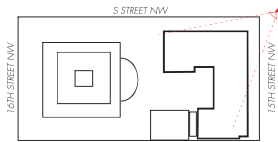
02.28.2019 **A-21**



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW



TREES INDICATED

PERSPECTIVE - 15TH STREET LOOKING SOUTH

02.28.2019 **A-22**



3



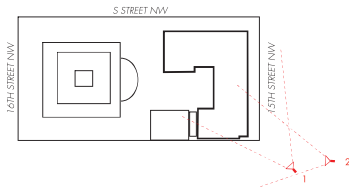
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TREES HIDDEN FOR CLARITY

HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW



PERSPECTIVE - 15TH STREET LOOKING NORTH

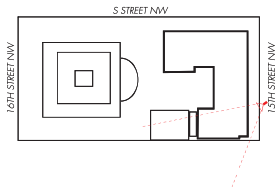
02.28.2019 **A-23**



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW



TREES HIDDEN FOR CLARITY

PERSPECTIVE - 15TH STREET LOBBY

02.28.2019 **A-24**

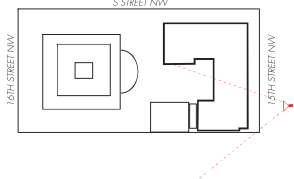


TREES HIDDEN FOR CLARITY

HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW

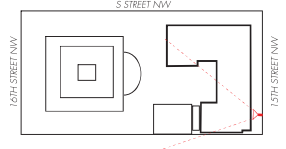


PERSPECTIVE - 15TH STREET LOBBY

02.28.2019 **A-25**



- BRICK BAYS FRAMING ENTRANCE,
- HEADER COURSE
- GLASS CANOPY
- HEADER BRICK PROJECTING 5/8"
- BASE PROJECTING 5/8"



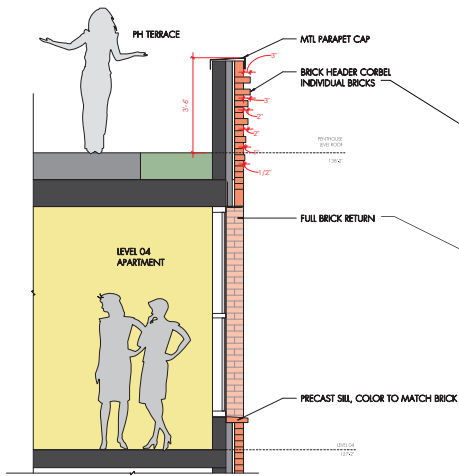
HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW

BRICK DETAILS @ LOBBY BASE

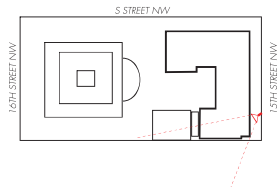
02.28.2019 **A-26**



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW



BRICK DETAILS @ PARAPET

02.28.2019 **A-27**

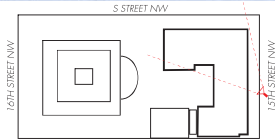


TREES HIDDEN FOR CLARITY

HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW



PERSPECTIVE - 15TH STREET RESIDENTIAL BAYS

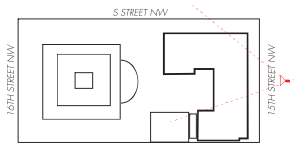
02.28.2019 **A-28**



HISTORIC PRESERVATION REVIEW BOARD PACKAGE.

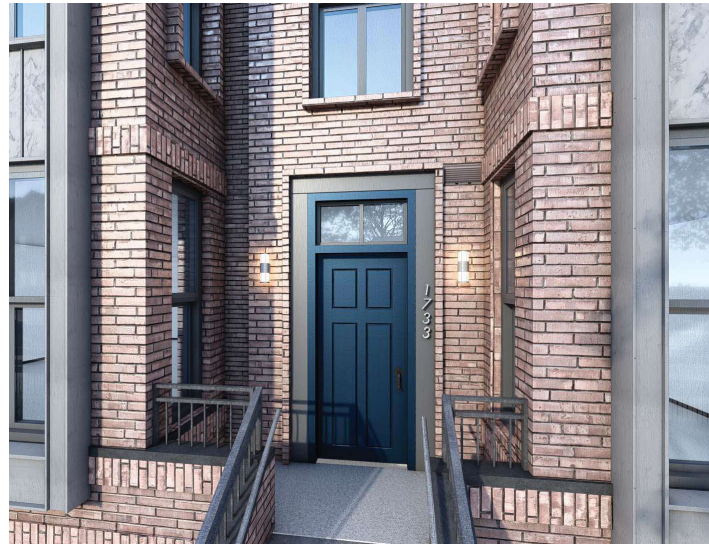


PERSEUS·TDC | 1733 16TH STREET NW





1

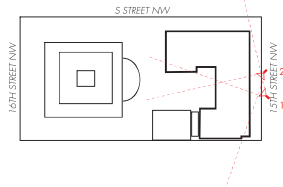


2

HISTORIC PRESERVATION REVIEW BOARD PACKAGE.



1733 16TH STREET NW



PERSPECTIVE - 15TH STREET RESIDENTIAL BAYS

02.28.2019 **A-30**