

PROJECT N° 20110015 / 03862

January 9, 2015

CONCEPT SITE PLAN

PUD 369

Square 369, Washington, DC

PUD 369 SUBMISSION

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ZONING COMMISSION
District of Columbia
CASE NO.14-09
EXHIBIT NO.50A16

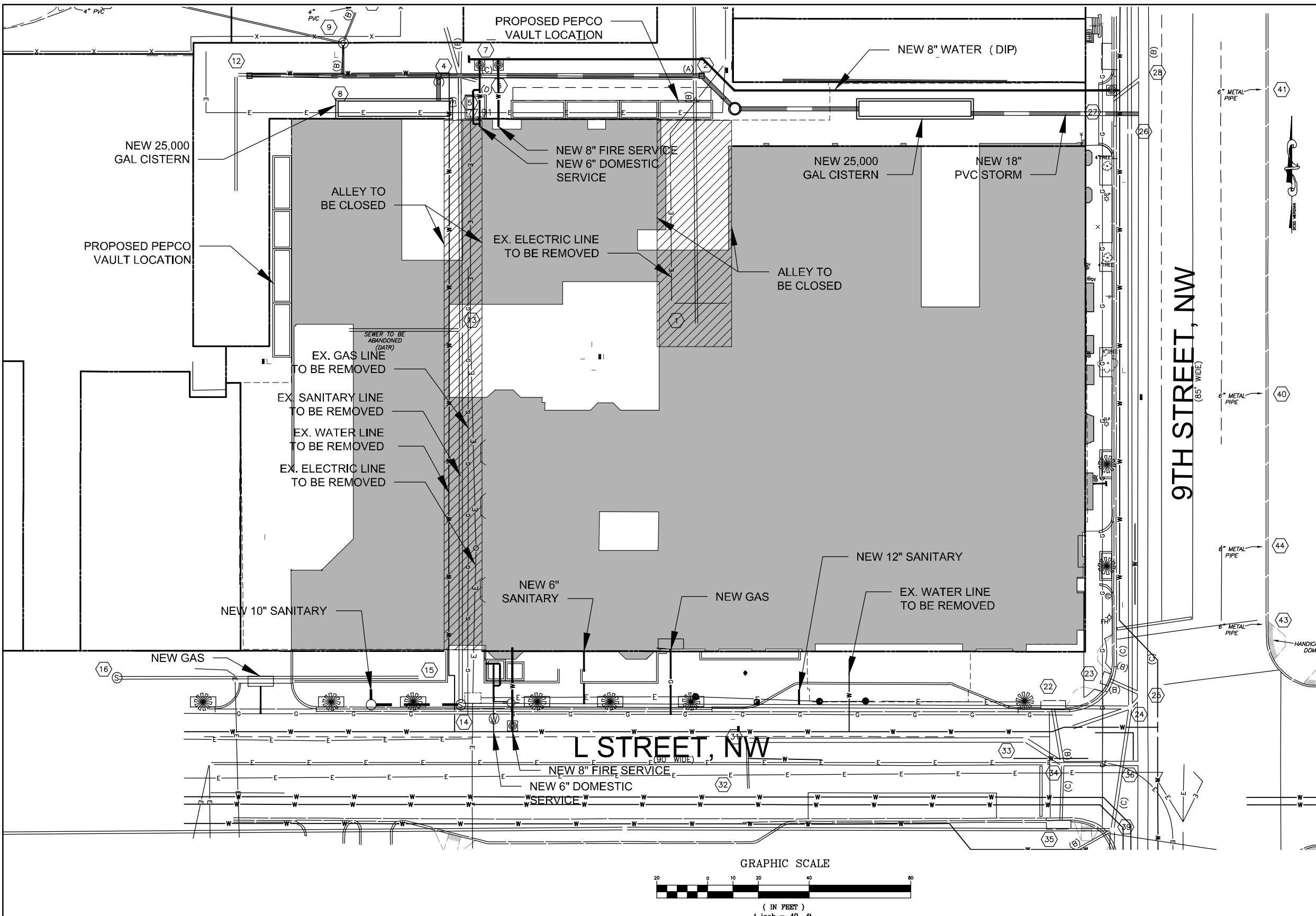
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**ZONING COMMISSION
District of Columbia
CASE NO.14-09
EXHIBIT NO.50A16**

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**ZONING COMMISSION
District of Columbia
CASE NO.14-09
EXHIBIT NO.50A16**



SWM & UTILITY NARRATIVE

THE BUILDING IS PLANNED TO BE SERVED BY FOUR WATER LINES. ONE 6" DOMESTIC AND ONE 8" FIRE LINE WILL CONNECT TO AN 8" WATER MAIN IN L STREET, NW. ANOTHER 6" DOMESTIC AND 8" FIRE LINE WILL CONNECT TO A NEW 8" PIPE CONNECTING TO THE 8" WATER MAIN IN 9TH STREET, NW.

AN 18" STORM DRAIN CONNECTING TO THE 48" COMBINED SEWER MAIN IN 9TH STREET, NW WILL BE NEEDED TO ALLOW FOR CONVEYANCE OF A 15-YR STORM EVENT.

TO COMPLY WITH DDOE STORMWATER MANAGEMENT REGULATIONS, TWO 25,000 GALLON CISTERNS FOR WATER RE-USE AND A GREEN ROOF WILL BE EMPLOYED.

SWM/GAR SUMMARY

SWRv REQUIRED: 6747 CU FT (SITE)
1000 CU FT (RIGHT OF WAY)
EX. ZONE: C-2-C/C-2-A (GAR = 0.3)

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CONCEPT STORMWATER MANAGEMENT/ UTILITY PLAN

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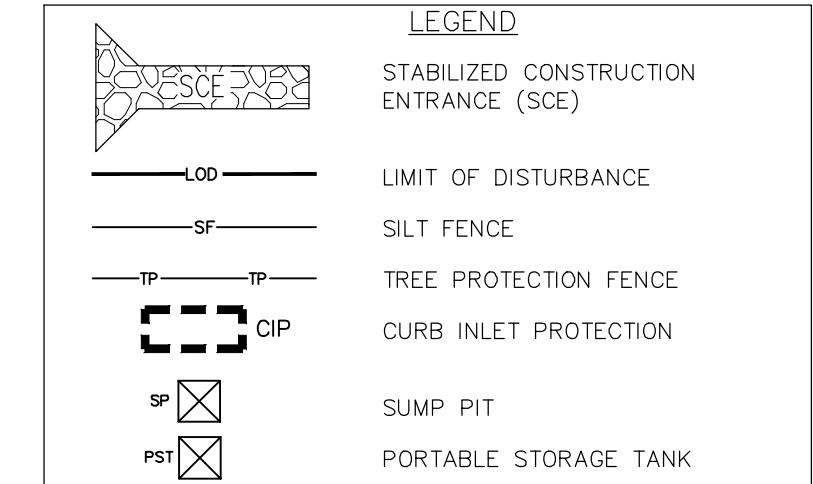
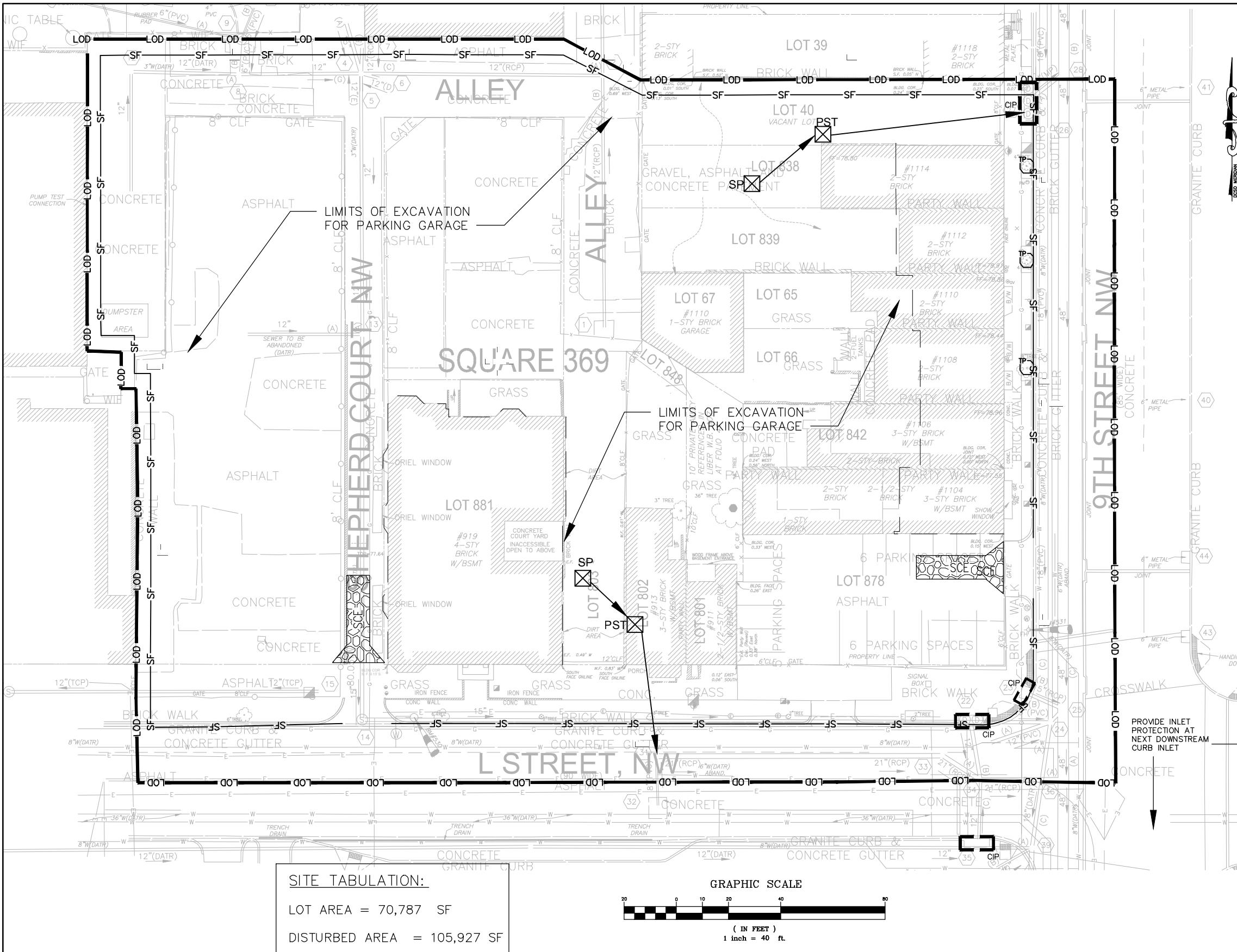
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C 3.0



STANDARD EROSION AND SEDIMENT CONTROL SEQUENCE

1. CONTACT THE DDOE INSPECTOR PRIOR TO BEGINNING WORK.
2. INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES AS THE FIRST STEP IN DEMOLITION/CONSTRUCTION.
3. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN WORKING CONDITION THROUGHOUT CONSTRUCTION.
4. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED AT THE CLOSE OF THE DAY.
5. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS DETERMINED BY THE DDOE INSPECTOR DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS.
6. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
7. EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED AFTER THEIR CONTRIBUTING DRAINAGE AREAS HAVE BEEN PERMANENTLY STABILIZED AND APPROVAL BY THE DDOE INSPECTOR IS OBTAINED.

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. EXISTING CONDITIONS: ALL EXISTING CONDITIONS ARE NOT NECESSARILY DEPICTED ON THIS PLAN SHEET. SEE THE EXISTING CONDITIONS PLAN (SHEET C-1.0) FOR ADDITIONAL INFORMATION.
2. CALL 'MISS UTILITY' AT (202) 265-7177, OR 811, 48 HOURS PRIOR TO THE START OF WORK TO HAVE EXISTING UTILITIES LOCATED AND FIELD-MARKED. VERIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA HAVE BEEN CONTACTED PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, GRADING. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE IF REQUIRED BY INSPECTOR.
4. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
5. INSTALL SILT FENCE, AS SHOWN.
6. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
7. ALL CONSTRUCTION IS TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SILTATION-OR EROSION-CONTROL DEVICES OR MEASURES WILL BE REPAIRED BY THE CLOSE OF THE DAY.
8. ALL SILT FENCE IS TO BE MAINTAINED IN WORKING CONDITION.
9. STABILIZED CONSTRUCTION ENTRANCES ARE TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE, AS NEEDED.
10. CONTROLS CAN BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED, AND APPROVAL OF INSPECTOR IS OBTAINED.
11. THE AREA OF UTILITY INSTALLATION IS PAVED AND WILL ONLY BE DISTURBED DURING BRIEF PERIODS FOR UTILITY-TRENCH INSTALLATION. TYPICAL EROSION- AND SEDIMENT-CONTROL MEASURES DO NOT APPLY. PLACE ALL EXCAVATED TRENCH MATERIAL ON THE UP-SLOPE SIDE OF THE TRENCH AND OUT OF THE PATH OF ANY STORMWATER RUNOFF. COVER EXCAVATED MATERIAL WITH TARP. BACKFILL UTILITY TRENCHES AT THE END OF THE DAY AND SCHEDULE UTILITY WORK FOR PERIODS OF DRY WEATHER, TO THE GREATEST EXTENT PRACTICAL. FILTER WATER PUMPED OUT OF TRENCH EXCAVATIONS THROUGH A SILT BAG SEDIMENT-FILTERING DEVICE, PRIOR TO DISCHARGING TO THE STORM SEWER SYSTEM.
12. INSTALL TREE-PROTECTION FENCING WHERE THE DRIP LINE OF EXISTING TREES IS LOCATED WITHIN THE CONSTRUCTION SITE. INSTALL TREE-PROTECTION FENCING ALONG THE TREE DRIPLINE. TREE SYMBOLS ON THE PLAN DO NOT ACCURATELY REFLECT LIMITS OF EXISTING TREE DRIPINES. DO NOT DISTURB, DRIVE, OR PLACE EQUIPMENT WITHIN THE TREE DRIP LINE.

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CONCEPT EROSION & SEDIMENT CONTROL PLAN

PUD 369

Square 369, Washington, DC

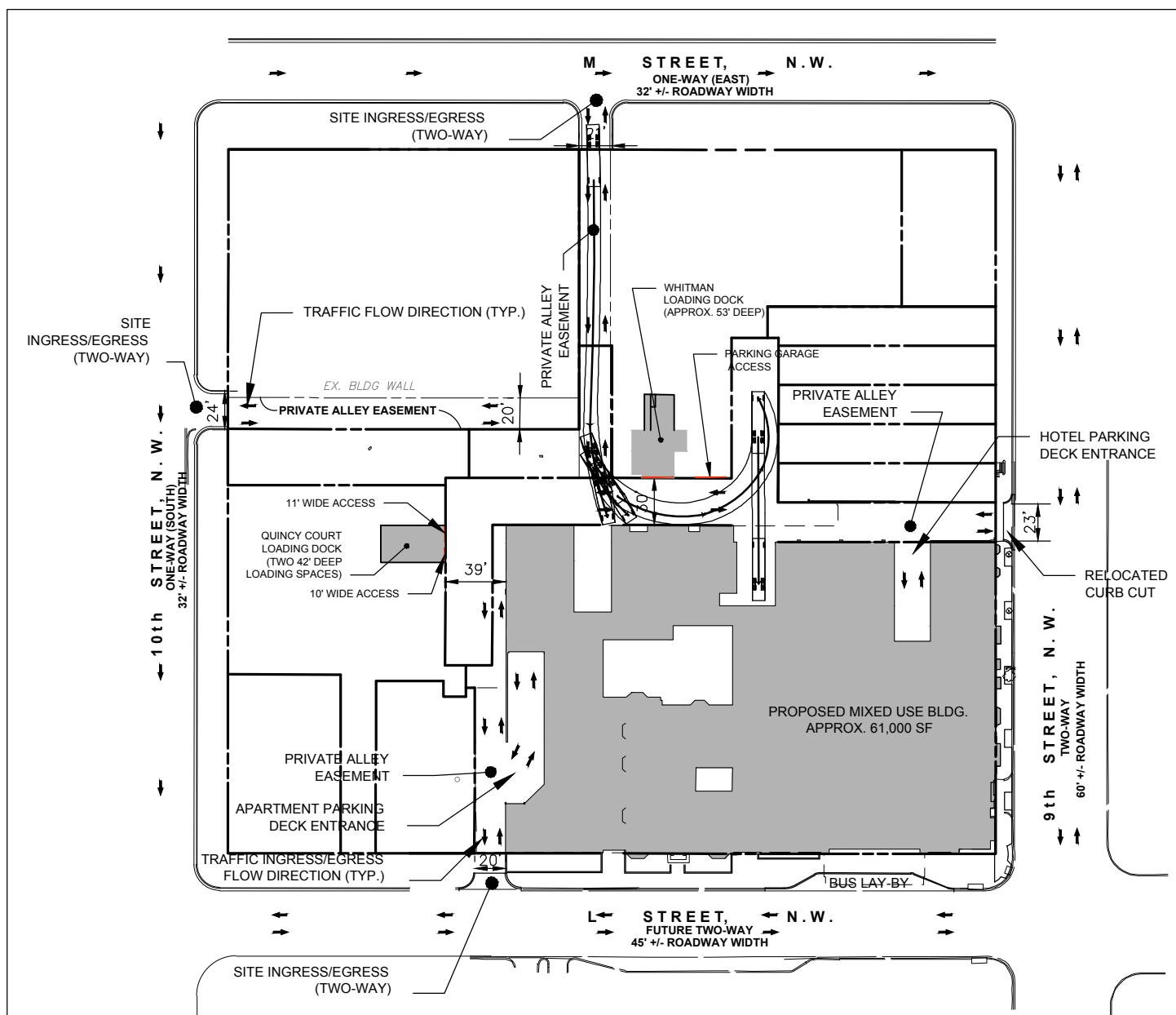
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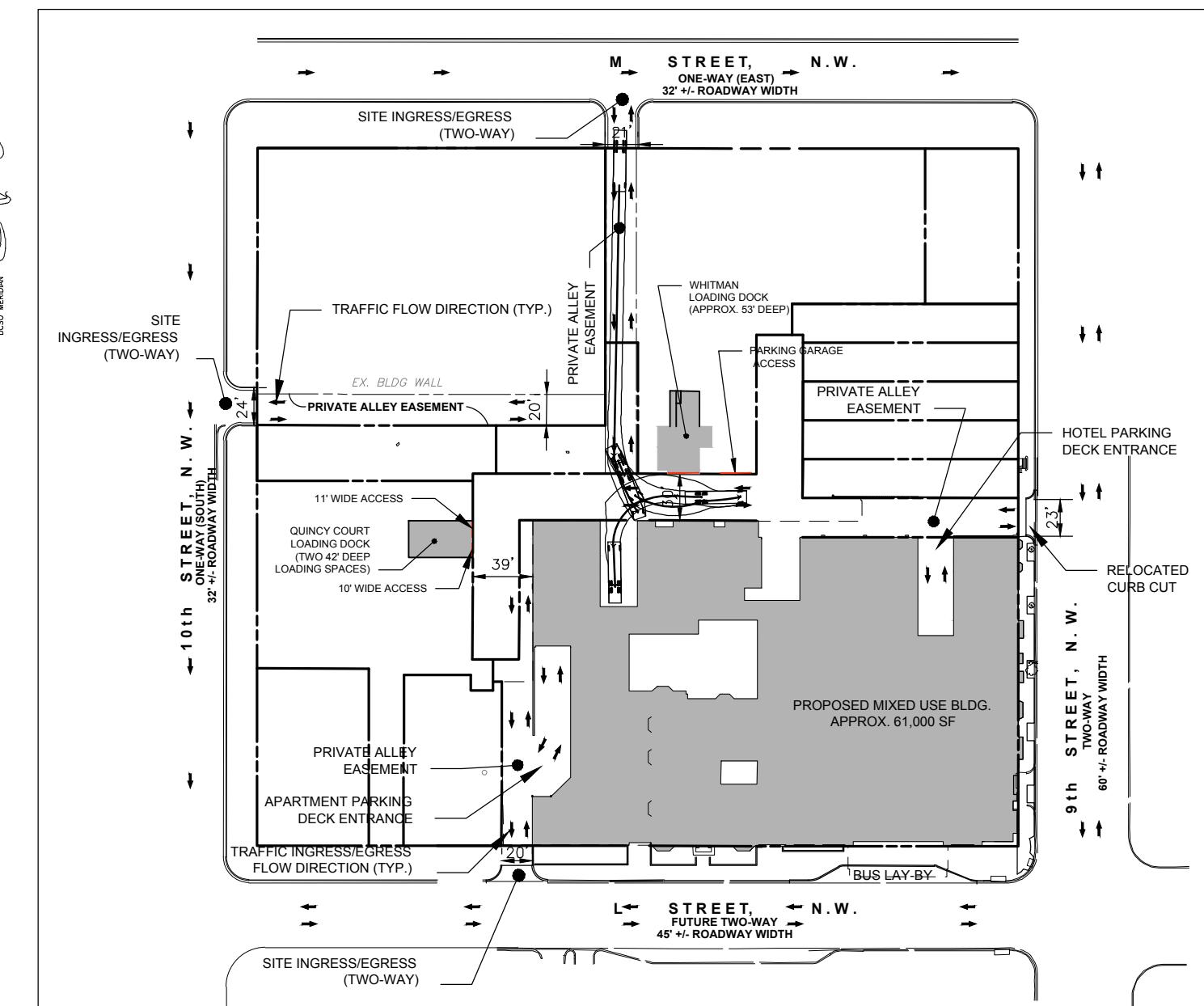
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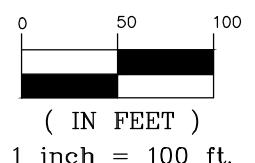
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M STREET ACCESS (40 ft. TRUCK) - HOTEL



M STREET ACCESS (40 ft. TRUCK) - APARTMENT



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COLUMBIA PLACE TRUCK ACCESS

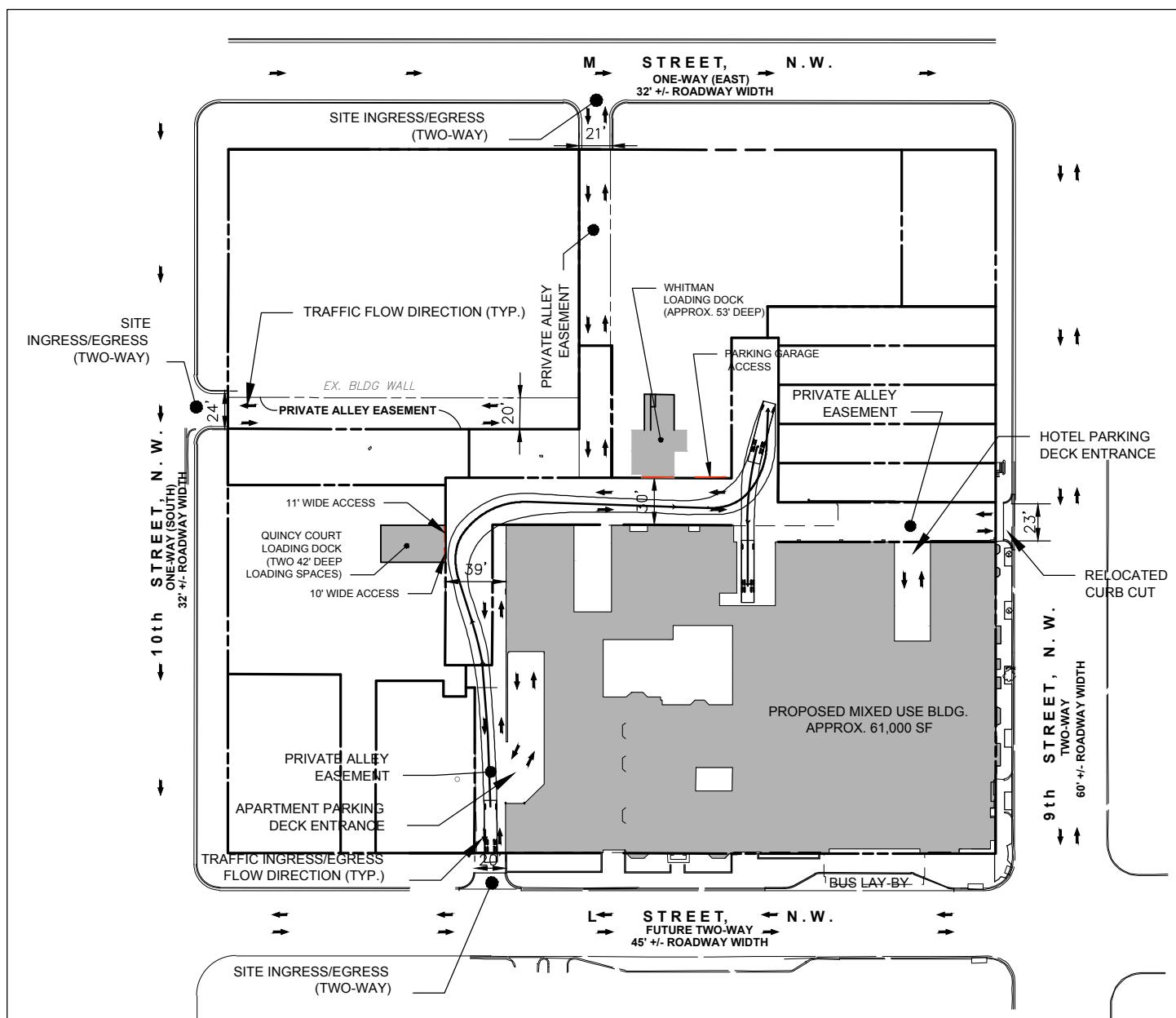
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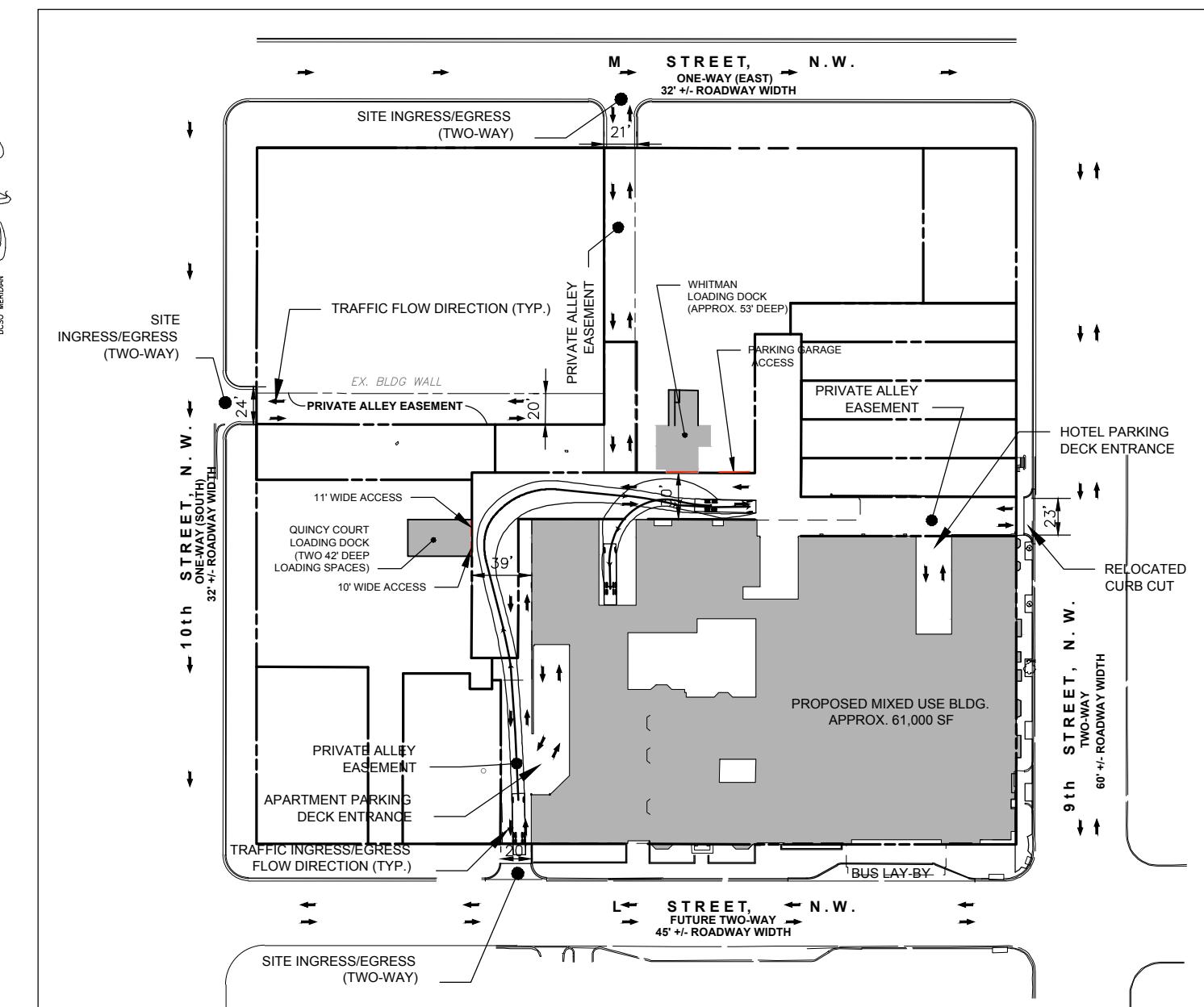
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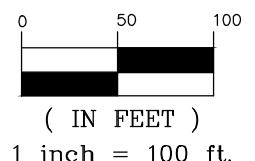
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L STREET ACCESS (40 ft. TRUCK) - HOTEL



L STREET ACCESS (40 ft. TRUCK) - APARTMENT



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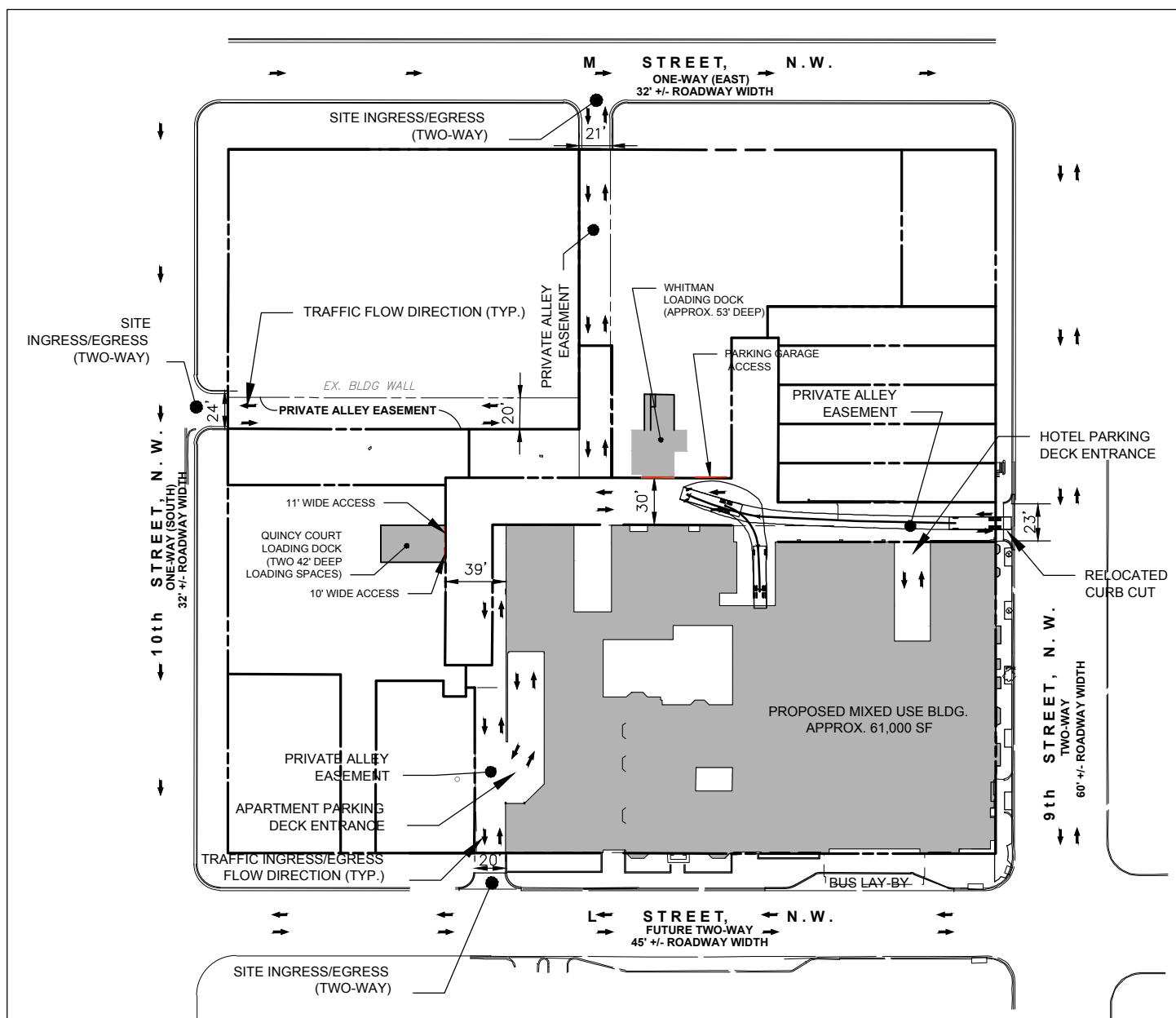
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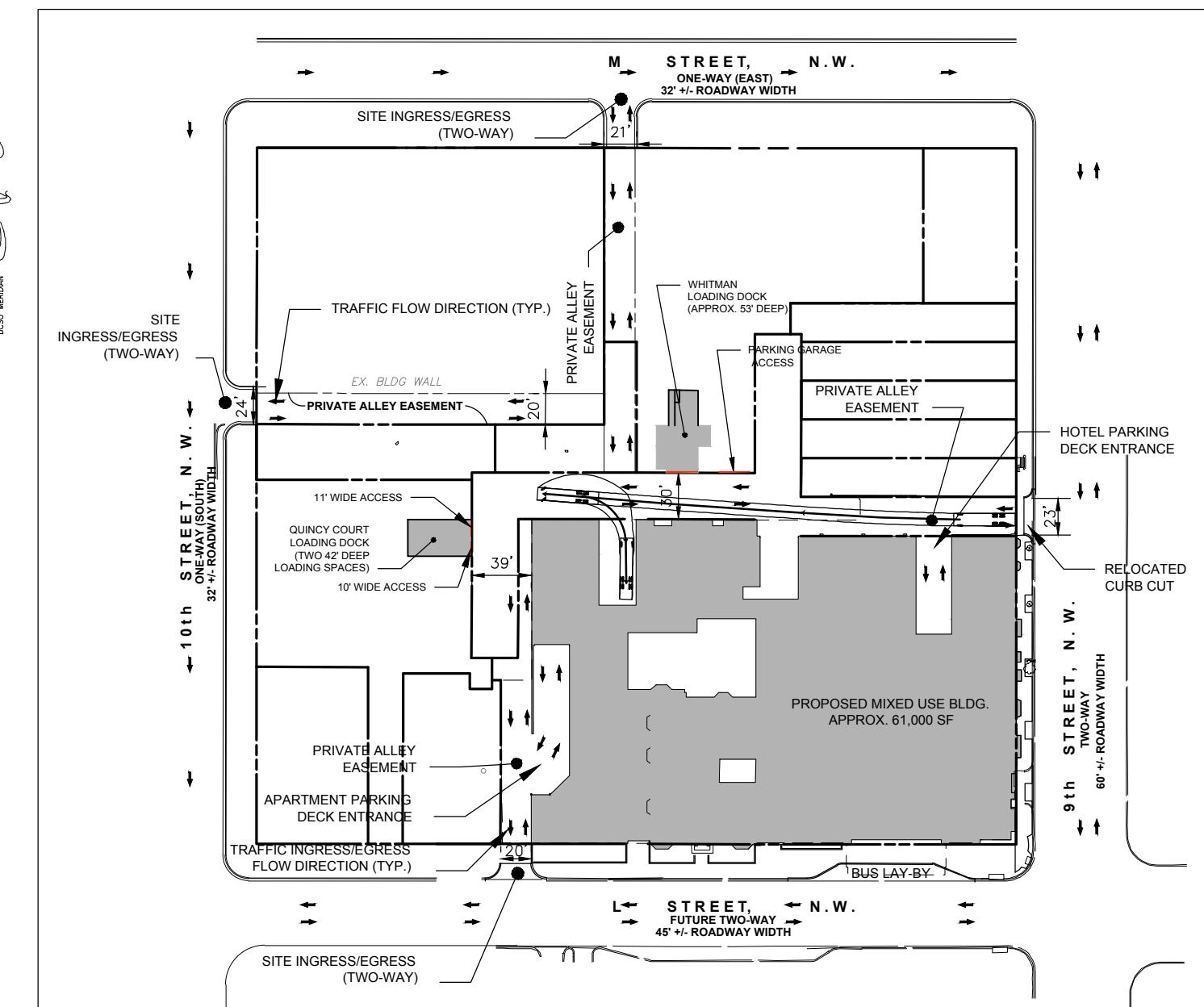
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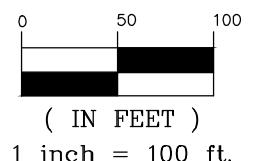
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9th STREET ACCESS (40 ft. TRUCK) - HOTEL



9th STREET ACCESS (40 ft. TRUCK) - APARTMENT



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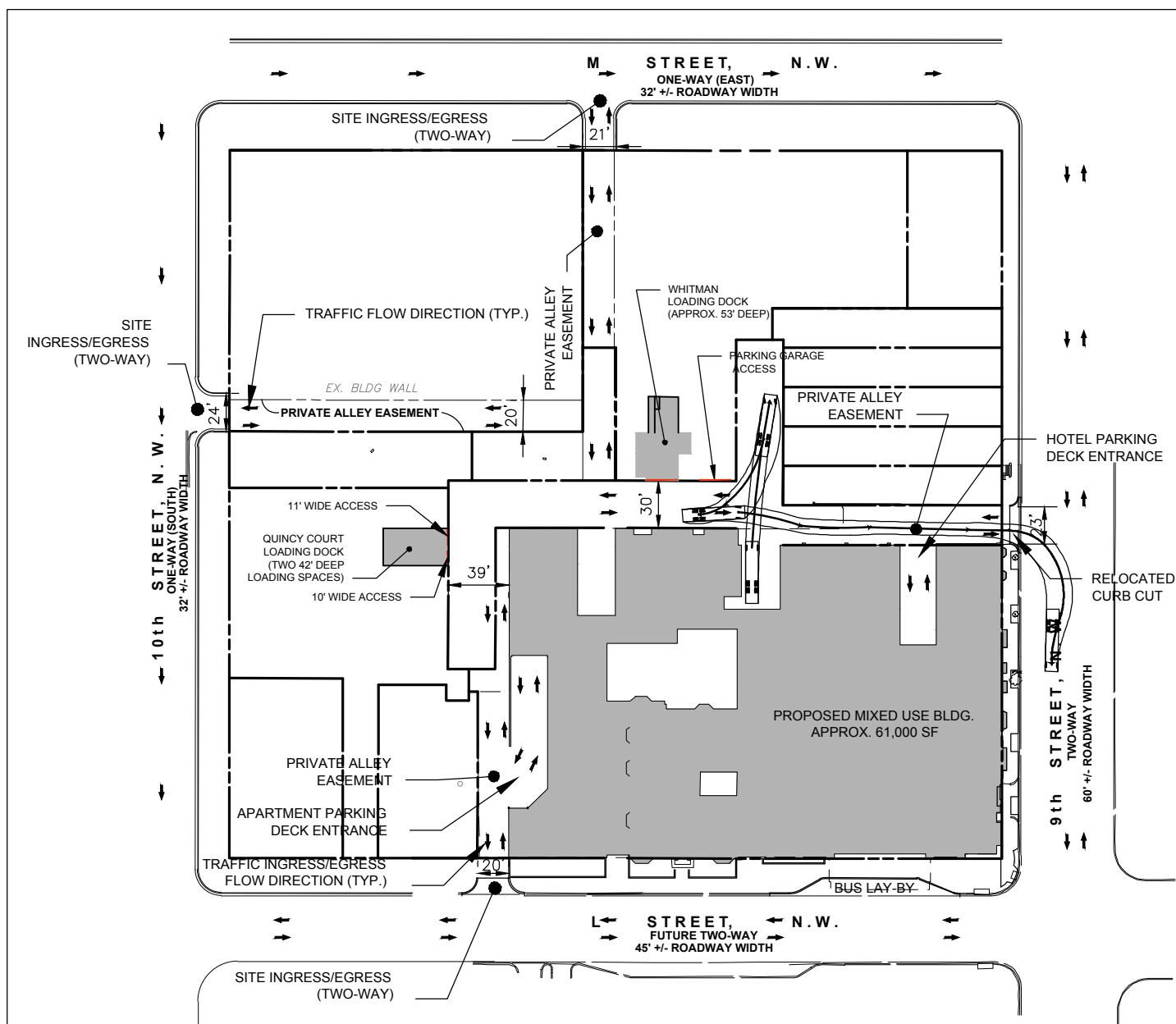
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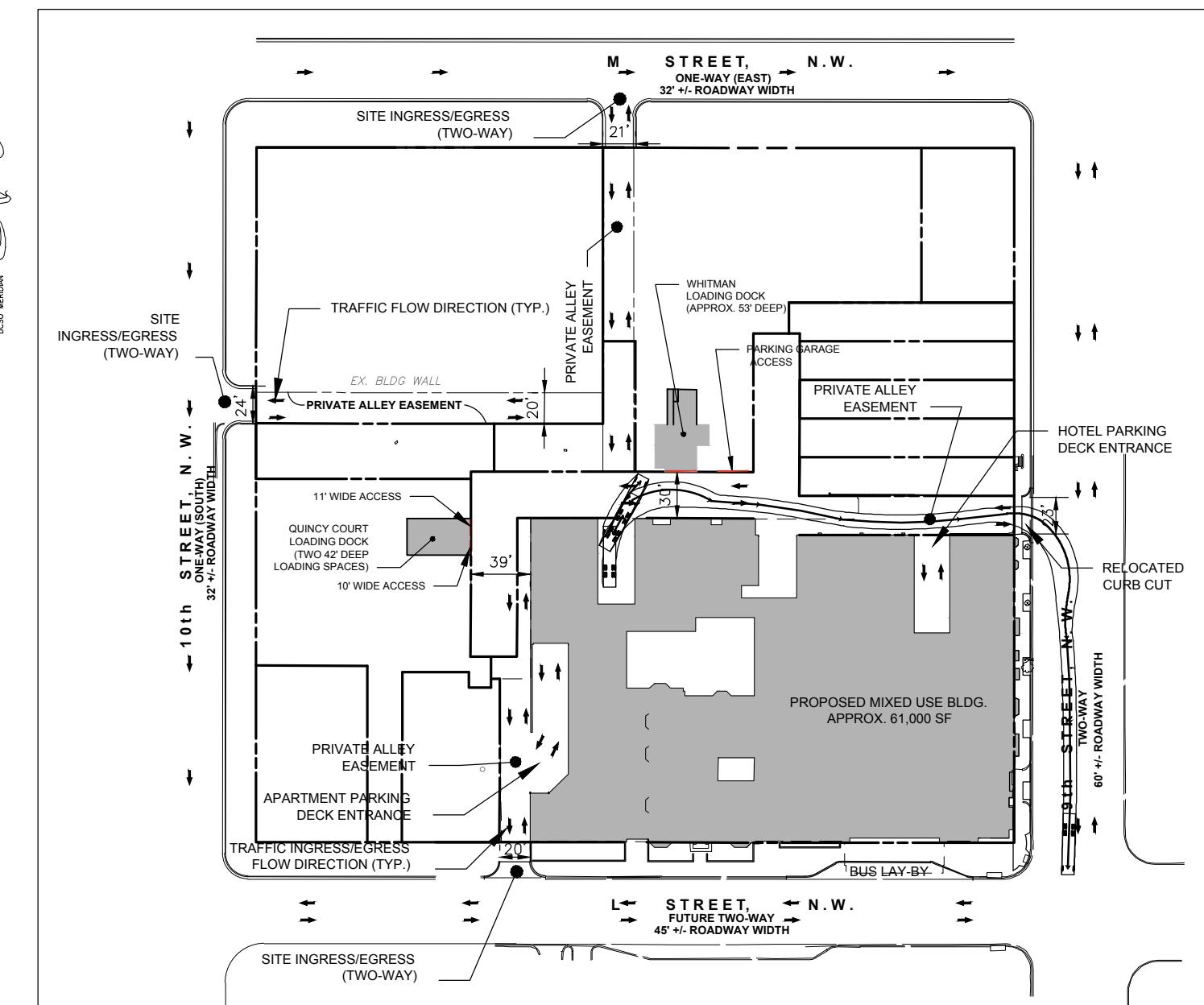
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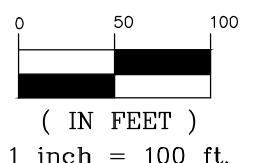
C 5.2



HOTEL EXIT (40 FT. TRUCK)



APARTMENT EXIT (40 FT. TRUCK)



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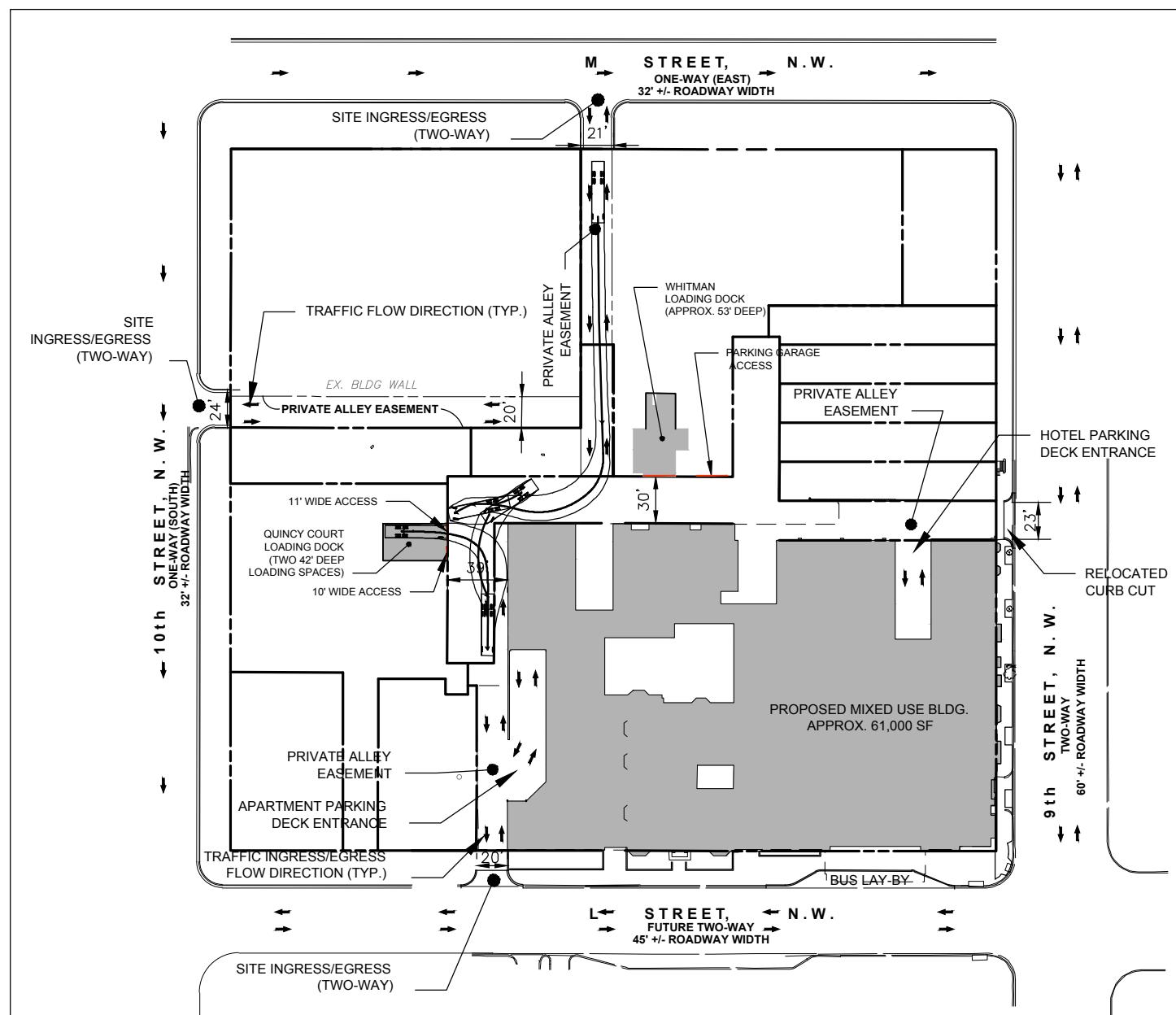
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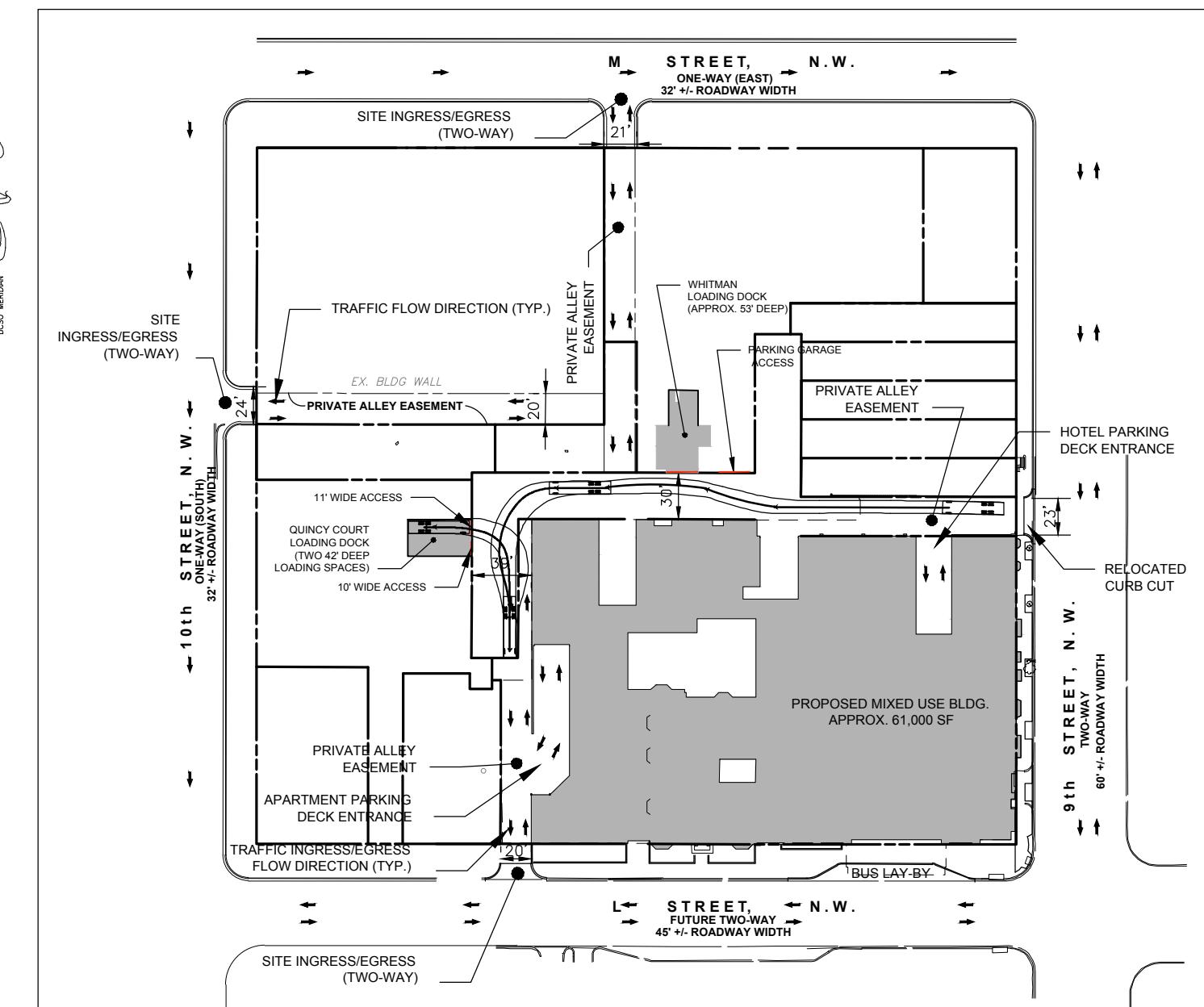
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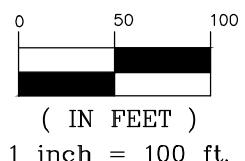
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M STREET ACCESS (40 ft. TRUCK)



9th STREET ACCESS (40 ft. TRUCK) - NEW ACCESS POINT



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QUINCY COURT TRUCK ACCESS

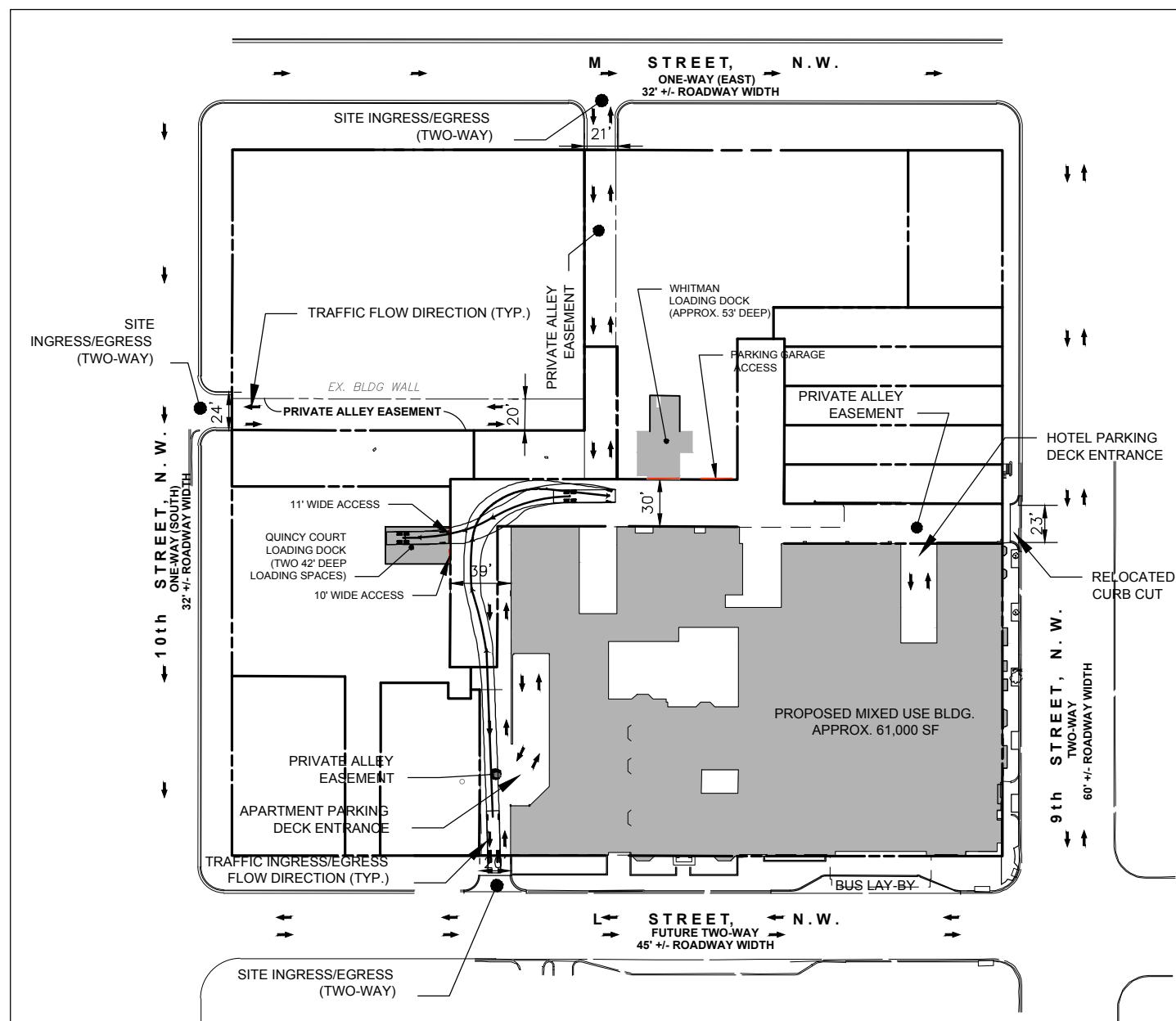
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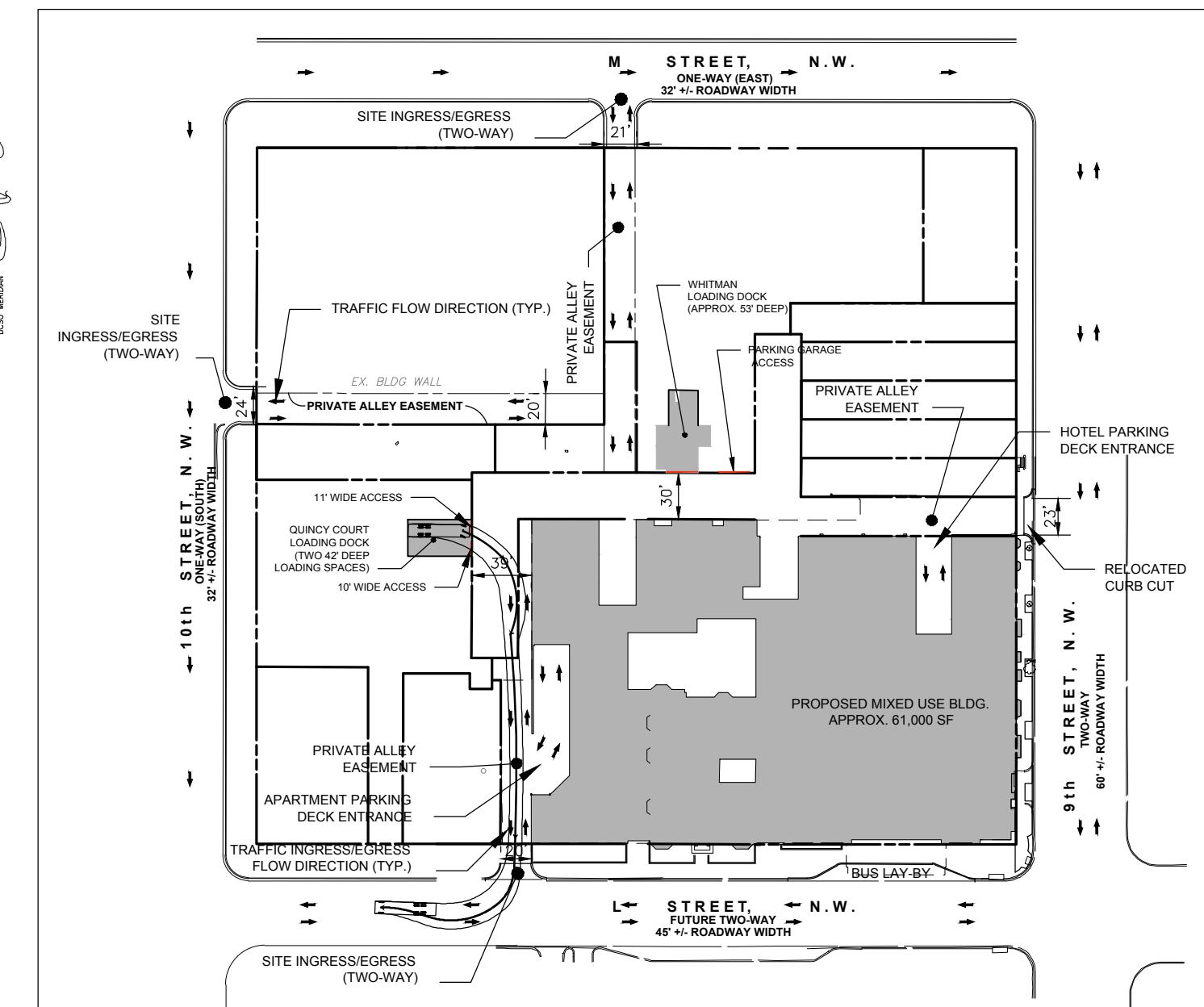
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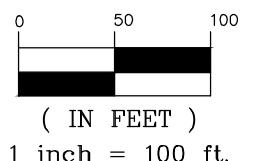
C 5.4



L STREET ACCESS (40 ft. TRUCK)



EXIT TO L STREET



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QUINCY COURT TRUCK ACCESS

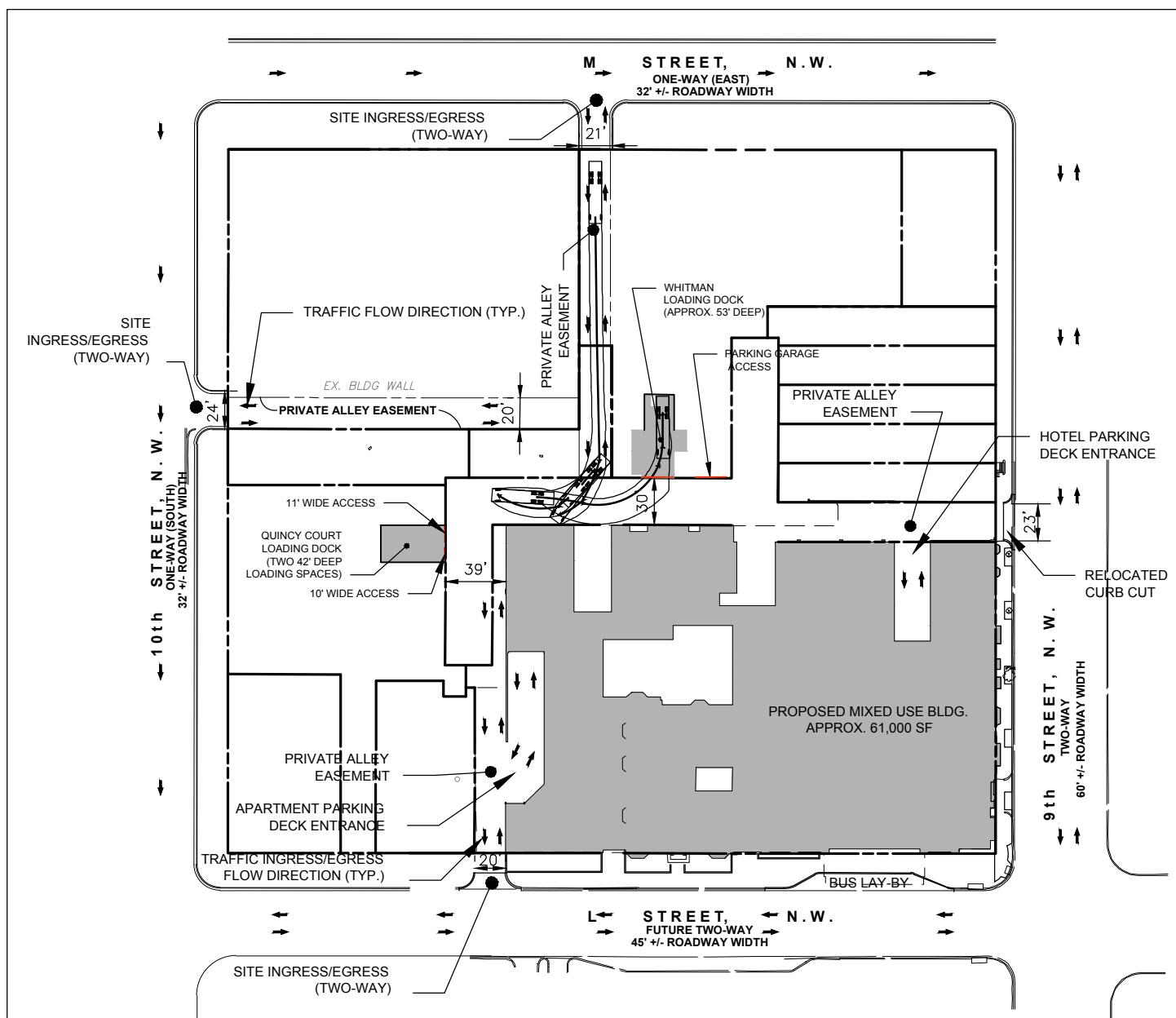
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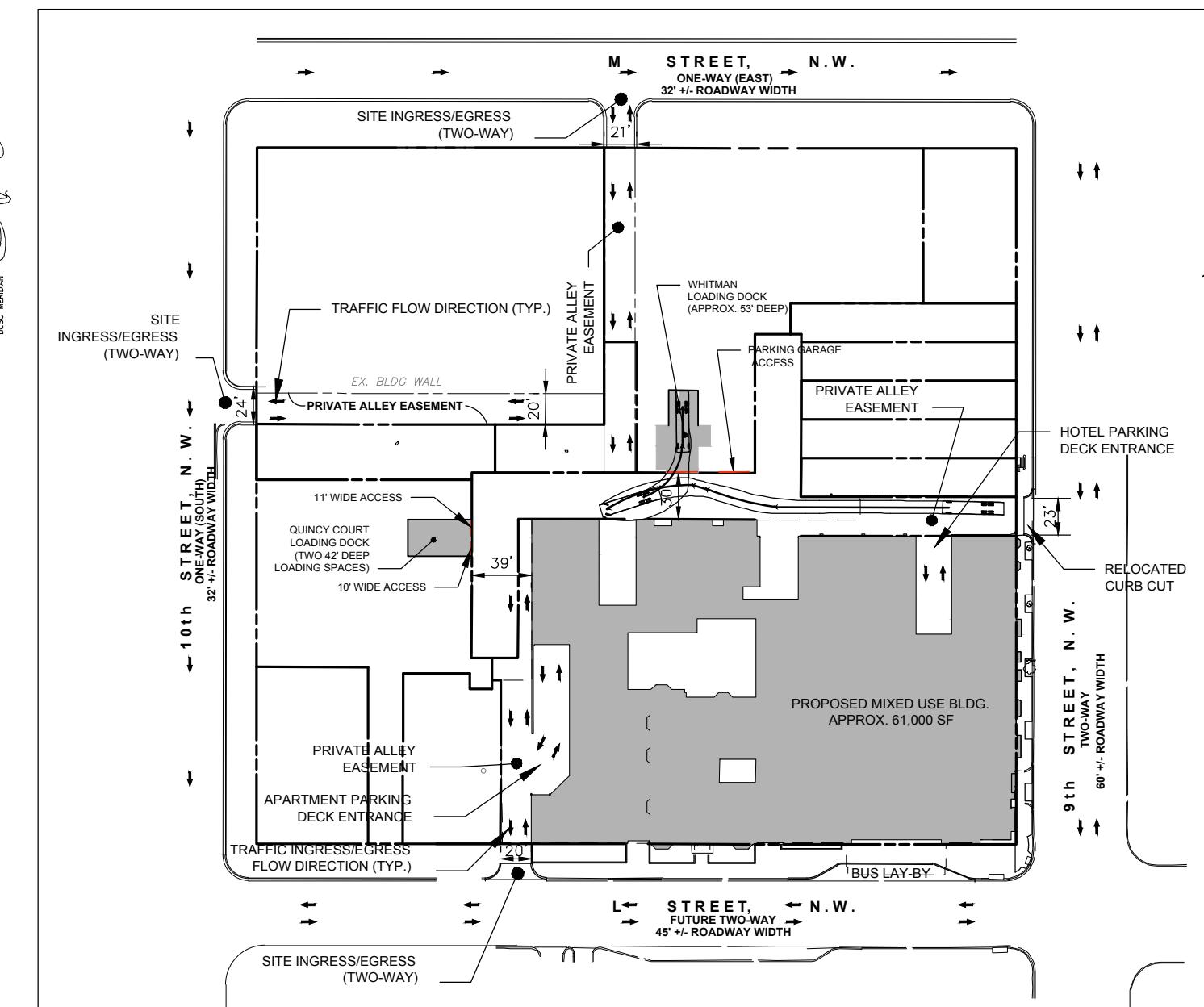
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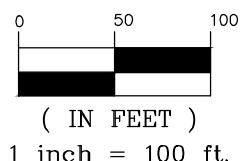
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M STREET ACCESS (40 ft. TRUCK)



9th STREET ACCESS (40 ft. TRUCK)



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WHITMAN TRUCK ACCESS

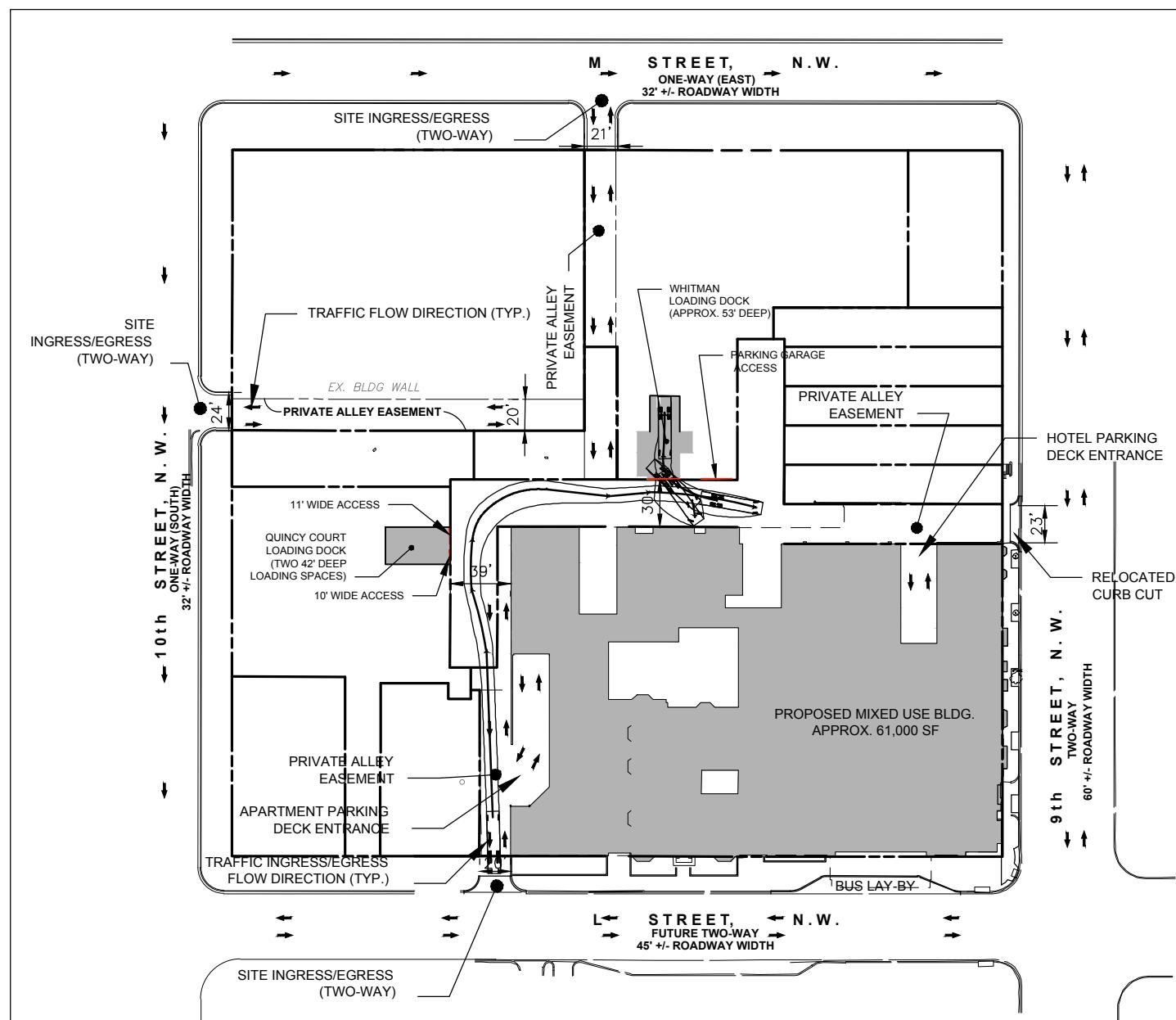
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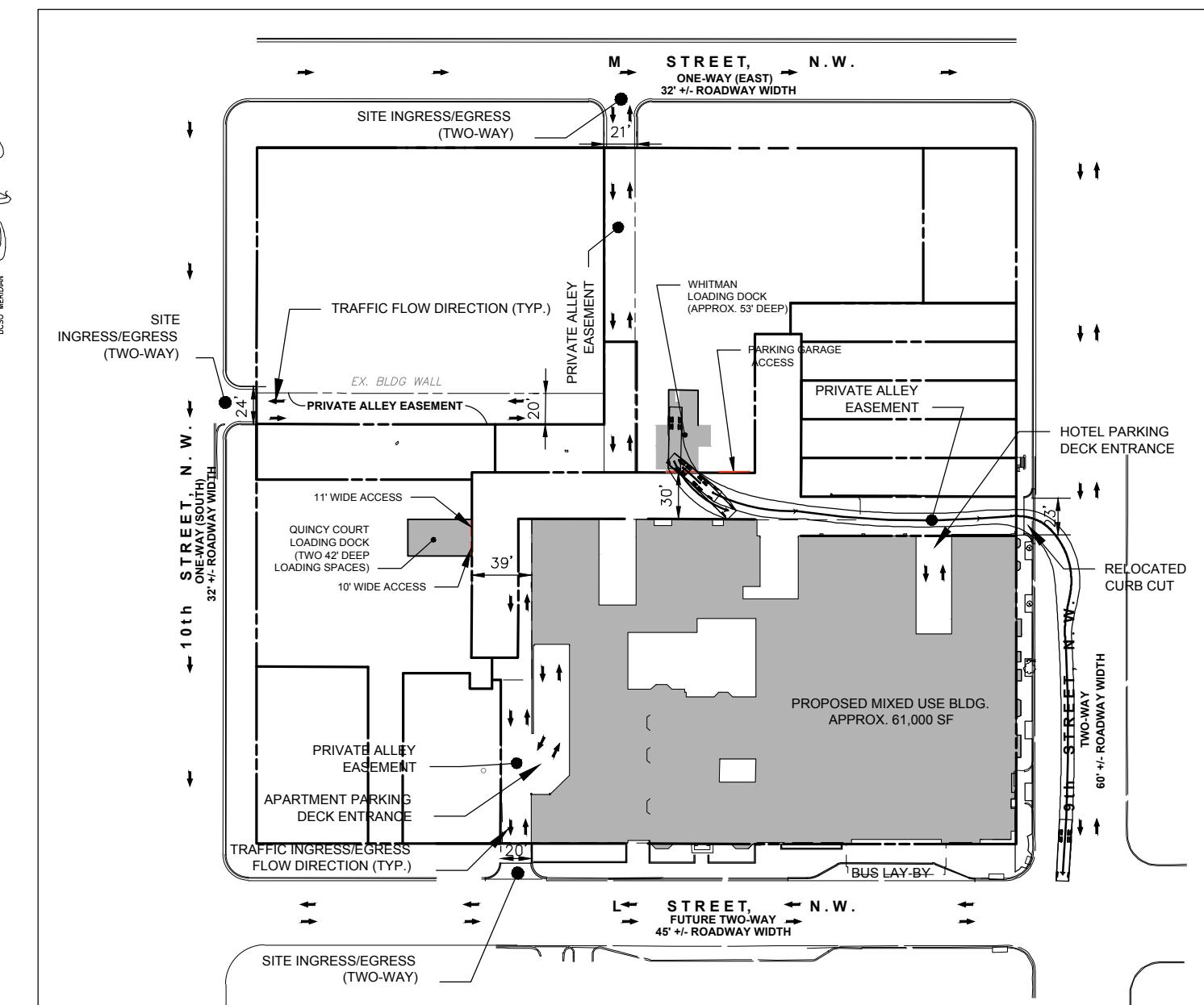
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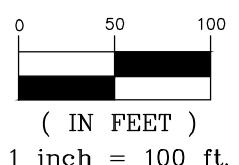
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L STREET ACCESS (40 ft. TRUCK)



EXIT TO 9th STREET



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January 9, 2015

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WHITMAN TRUCK ACCESS

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Square 369, Washington, DC

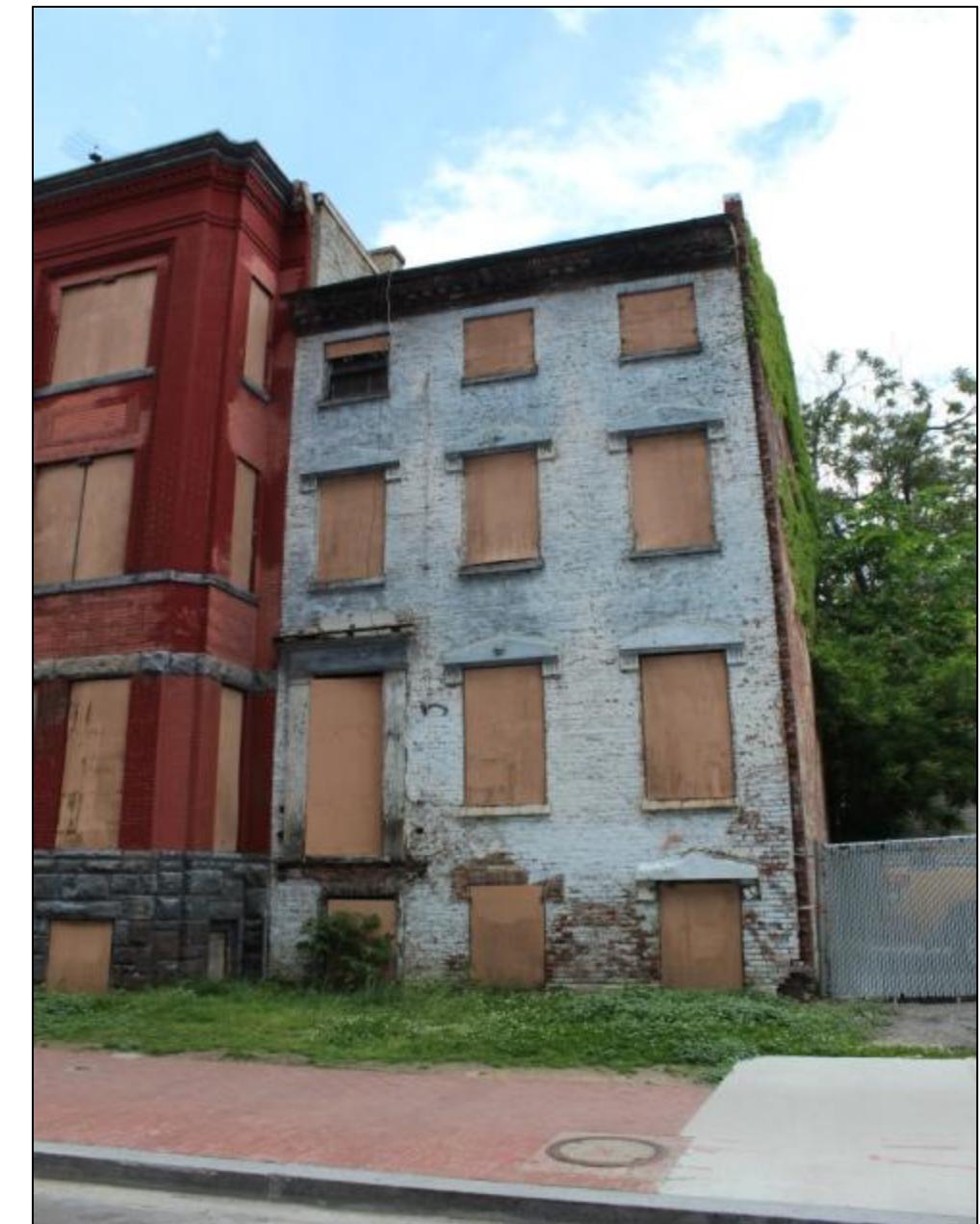
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SUPPLEMENTAL INFORMATION
MAYOR'S AGENT HEARING
DECEMBER 12, 2014



Information presented at Mayor's Agent Hearing and submitted with PUD as Supplemental Information

PROJECT N° 20110015 / 03862-001

ISSUE DATE: NOVEMBER 20, 2014

**MAYOR'S AGENT
HEARING PRESENTATION
DECEMBER 12, 2014**

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COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



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tvdsdesign

HPRB 369

A-090



1106 Ninth St



1114 Ninth St



1112 Ninth St



1108 Ninth St

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MAYOR'S AGENT
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DECEMBER 12, 2014

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COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



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HPRB 369

A-091

Square 369

1100 Block Ninth Street, N.W., Washington DC

Building Preservation Plan

Final Report

November 2014



EHT ||| TRACERIES

PROJECT N° 20110015 / 03862-001

ISSUE DATE: NOVEMBER 20, 2014

MAYOR'S AGENT
HEARING PRESENTATION
DECEMBER 12, 2014

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1112 Ninth Street (Square 369)
Building Preservation Plan

Historic Context and Significance

EHT Traceries
November 2014

1112 Ninth Street, N.W.

Historic Context and Significance

Lot 839 (Part of Historic Lots 19 & 20)

Square 369

Constructed: 1912

Architect: Samuel R. Turner

Owner: Arthur C. Merriam

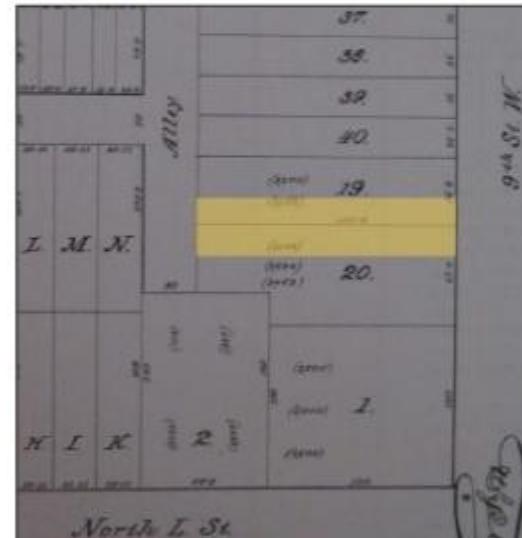
Original Use: Office

Subsequent Use: Commercial

Additions: None



1112 Ninth Street, 1988, Zinnia Collection, HSW,
Z100150C



Current Lot 839 was originally part of historic Lots 19 and 20, which were both owned by James Ferguson. As shown in the 1974 Faehrtz & Pratt map to the left (highlighted in yellow) the extant lot spans both historic ones. While Ferguson, who was a clerk at the First Auditor of the Treasury Department, owned the lots he actually lived a block away on Eighth Street and never improved the land. The 1854 tax records show that Ferguson sold the property to Alexander Speer whose name does not appear in any city directory, meaning he most likely was simply a land investor from another city. By 1874, tax records show that Speer improved the property with a small brick building worth \$100. The building was repaired in 1888 (Permit #915, 10/31/1888) and a shed constructed on the lot (described as 25' by 50' by 15' with a tin roof). The permit lists the building, existing and new, as an office in a wood and coal yard.

In 1896, Robert I. Nevitt is listed as a wood and coal yard operator in the city directories. In 1907, the owner is listed as Edith Y. Johnson, who built another wood shed on the property (Permit #4041 1/2, 06/17/1907). Although the building continued to be used as a wood and coal yard for many years, it changed ownership multiple times.

The original 1874 brick building was razed in 1912 (Permit #390, 07/23/1912) and the extant two-story, brick building was built in that same year for the wood and coal yard (Permit #391, 07/20/1912). The building was designed by architect Samuel R. Turner for then owner Arthur C. Merriam. Turner was an architect and engineer who practiced in Washington, D.C., from the mid-1870s to 1926, when he died. He began his career as a draftsman in the Patent Office, but moved into private practice. His obituary in 1927 claimed that one of his career highlights was drawing the third floor plans for the State, War, and Navy Building, now referred to as the Dwight D. Eisenhower Executive Office Building. The owner was Arthur Merriam, who was most likely an investor in the property as the only Arthur Merriam who lived close was located in Montgomery County and was listed as a doctor in the 1920 census.

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Information presented at Mayor's Agent Hearing and submitted with PUD as Supplemental Information



HPRB 369

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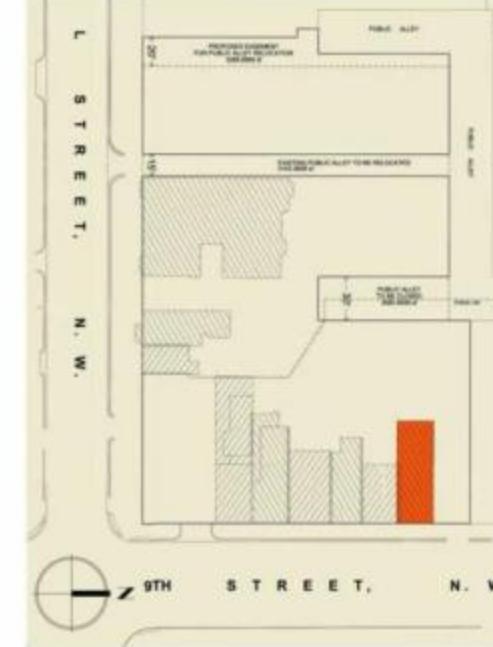
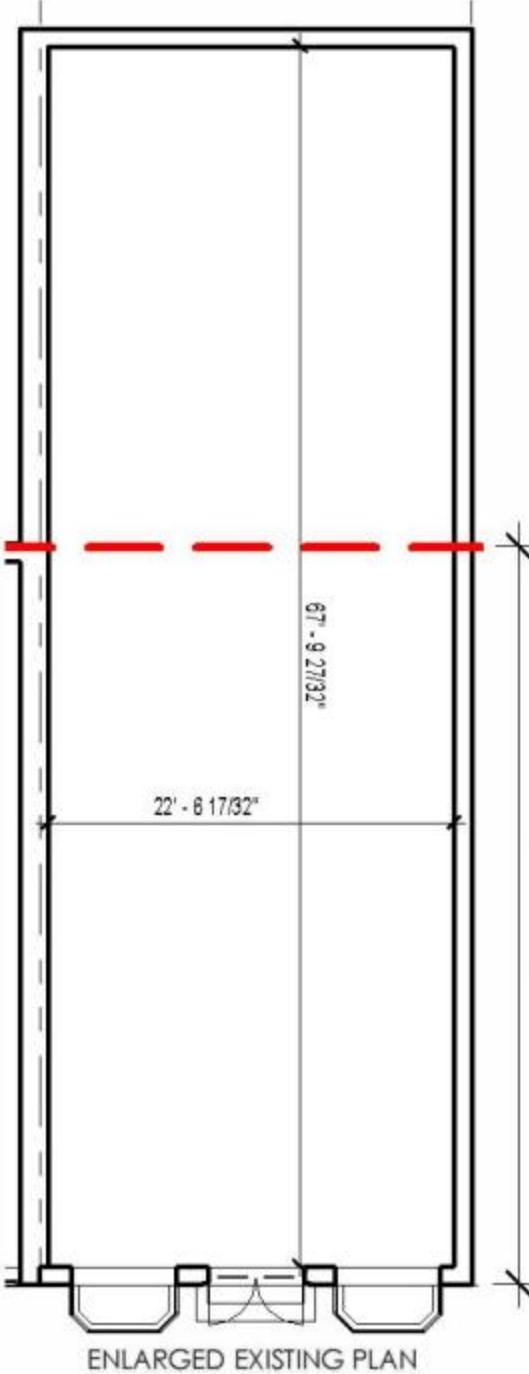
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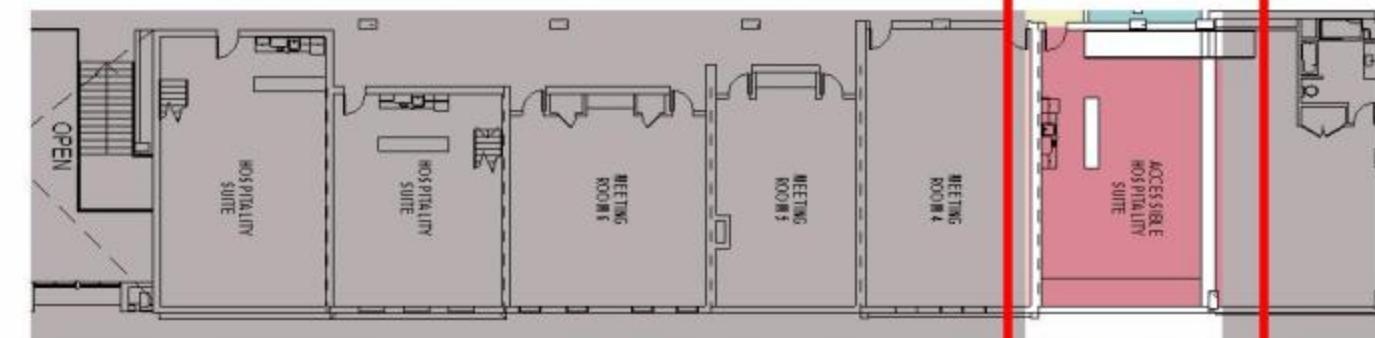
9TH STREET NW
SQUARE 369, LOT 838
HISTORIC LOT 19



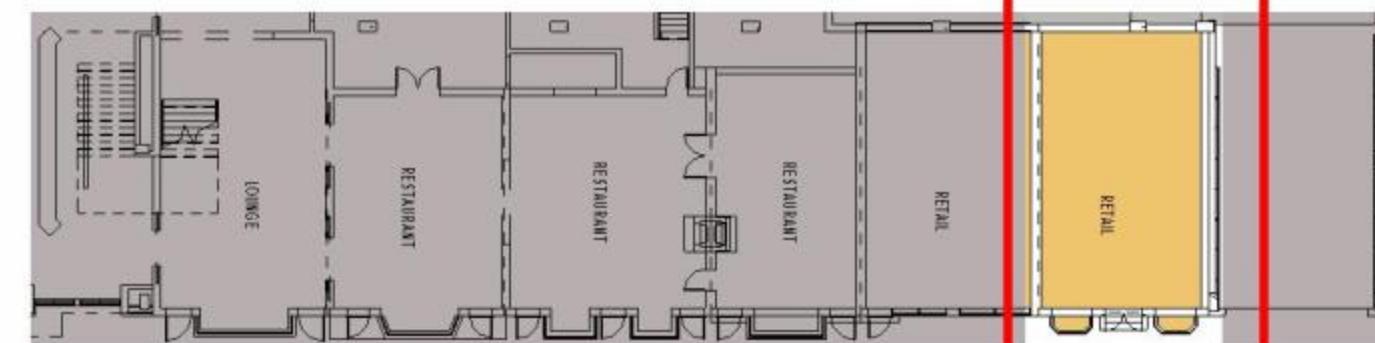
SITE PLAN



EXISTING AERIAL



SECOND LEVEL PLAN



GROUND LEVEL PLAN



PROPOSED ELEVATION

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DECEMBER 12, 2014

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LOT 838 BUILDING INFORMATION

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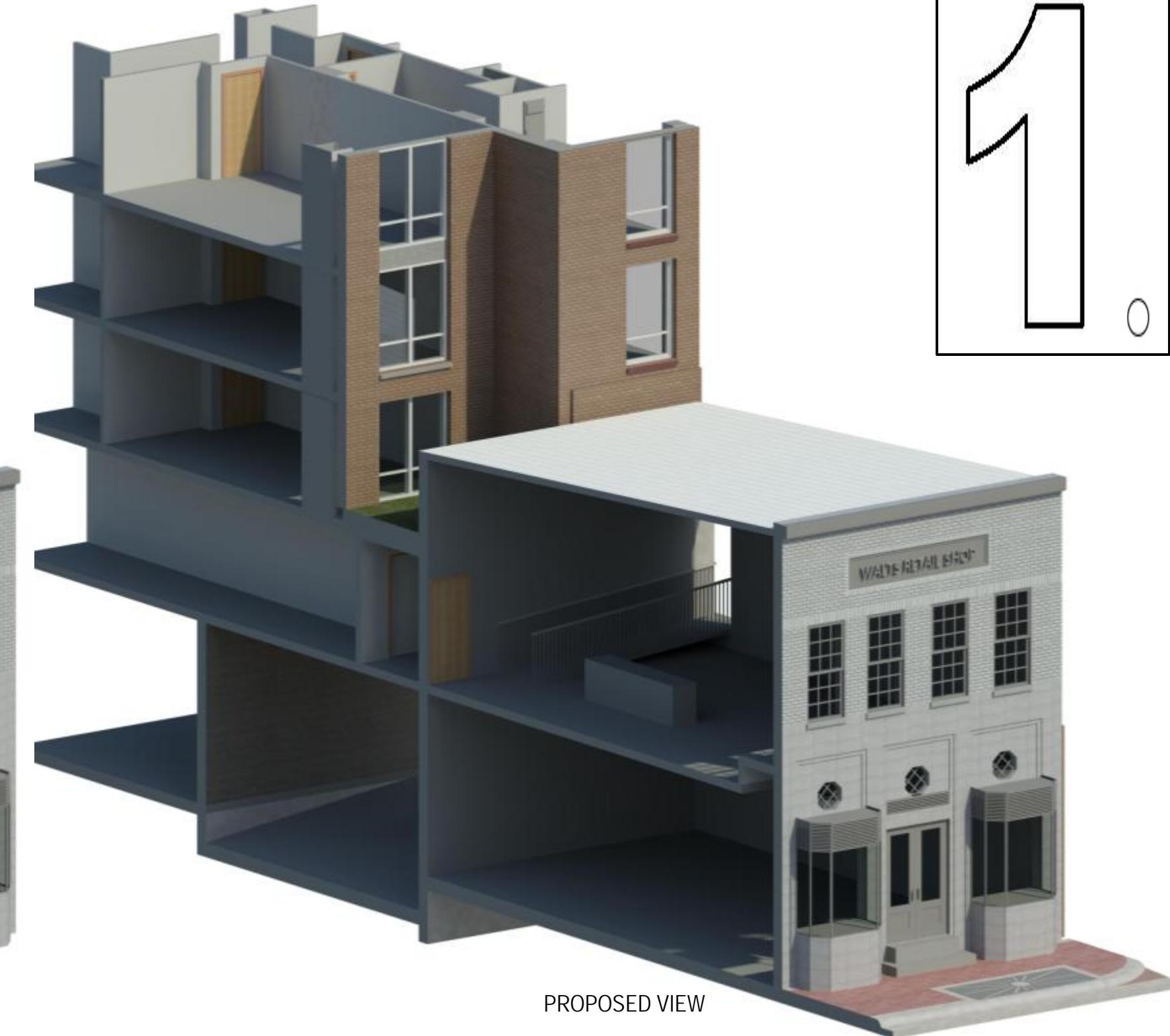
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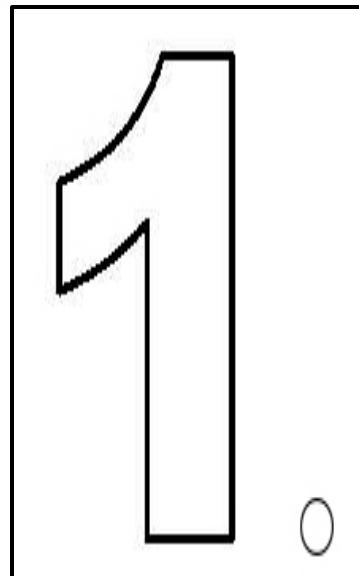
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EXISTING VIEW



PROPOSED VIEW



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**MAYOR'S AGENT
HEARING PRESENTATION
DECEMBER 12, 2014**

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LOT 838 BUILDING VIEWS

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



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HPRB 369

A-100a

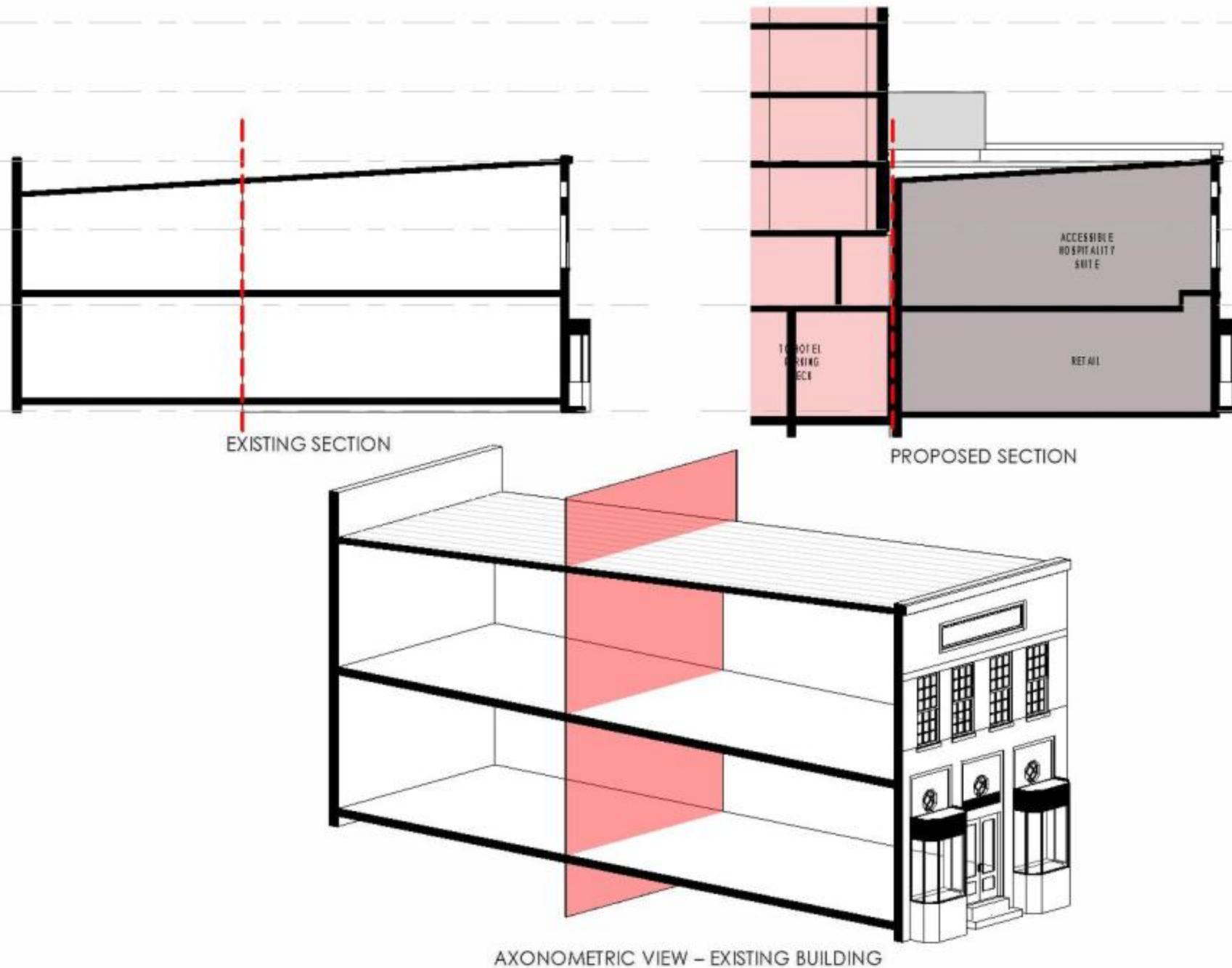
1

1114

9TH STREET NW
SQUARE 369, LOT 838
HISTORIC LOT 19

BUILDING DATA:

| | |
|-----------------|-----------------------|
| YEAR BUILT | 1919 |
| ARCHITECT | R.K. FERGUSON |
| ORIGINAL USE | OFFICE /STORE |
| SUBSEQUENT USES | DWELLING / COMMERCIAL |



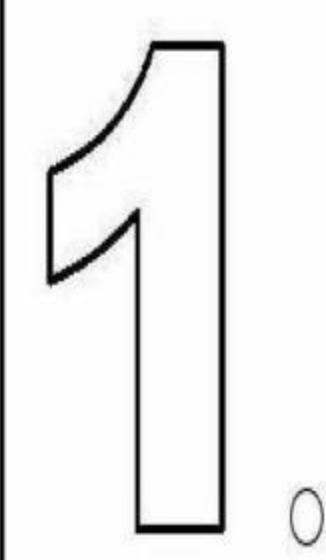
EXISTING CONDITIONS:



FRONT FAÇADE



REAR FAÇADE



SIDE VIEW



REAR VIEW

VISUAL ANALYSIS OF STRUCTURE

- Front façade to be preserved and braced during construction.
- Concrete slab on grade to remain where determined to be sound.
- Masonry walls to remain as indicated. Walls to be reinforced as required.
- 2ND floor and roof structure are deteriorated and in poor condition.
- Intermediate wood floors to be removed and replaced with code-compliant materials.
- Floors to be located as dictated by hotel program.
- Roof structure to be removed and replaced with code-compliant materials. New materials and configuration to match existing as closely as possible.

PROJECT N° 20110015 / 03862-001

ISSUE DATE: NOVEMBER 20, 2014

MAYOR'S AGENT
HEARING PRESENTATION
DECEMBER 12, 2014

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LOT 838 BUILDING INFORMATION

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

HPRB 369

COOPER CARRY
tvsdesign

A-101

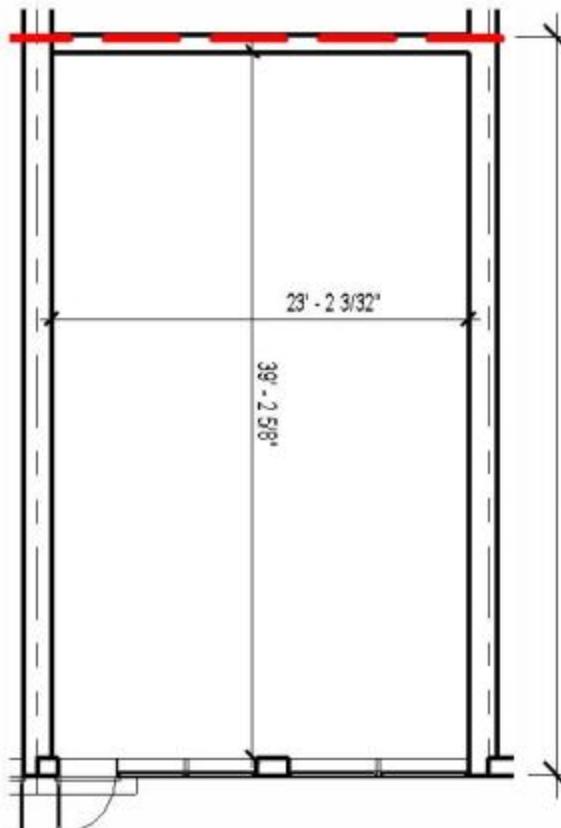
2

1112

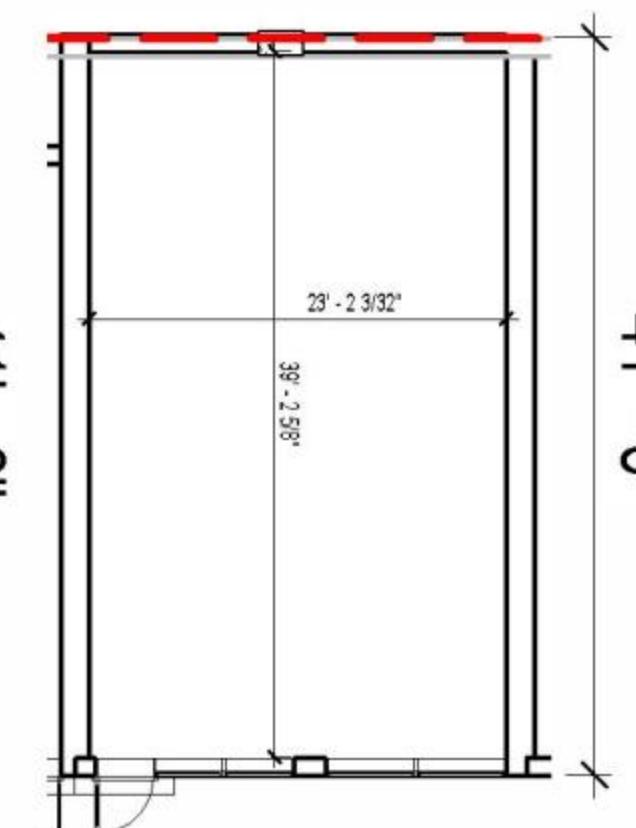
9TH STREET NW
SQUARE 369, LOT 839
HISTORIC LOT:
PARTS OF LOT 19 & 20



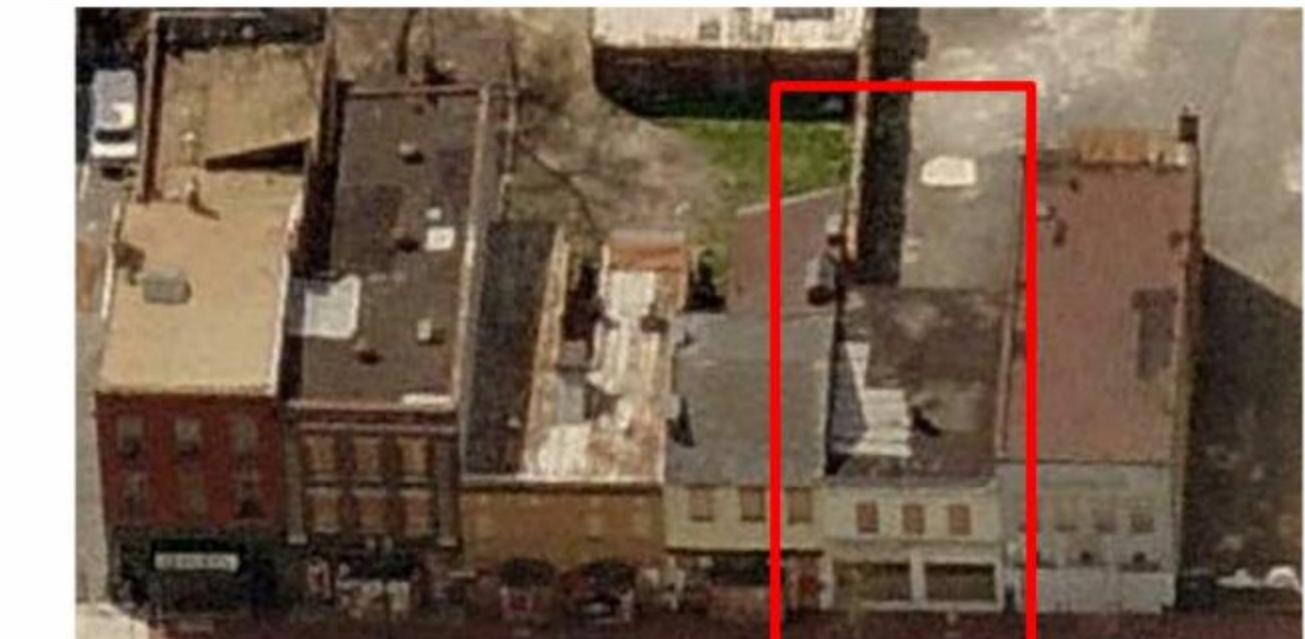
SITE PLAN



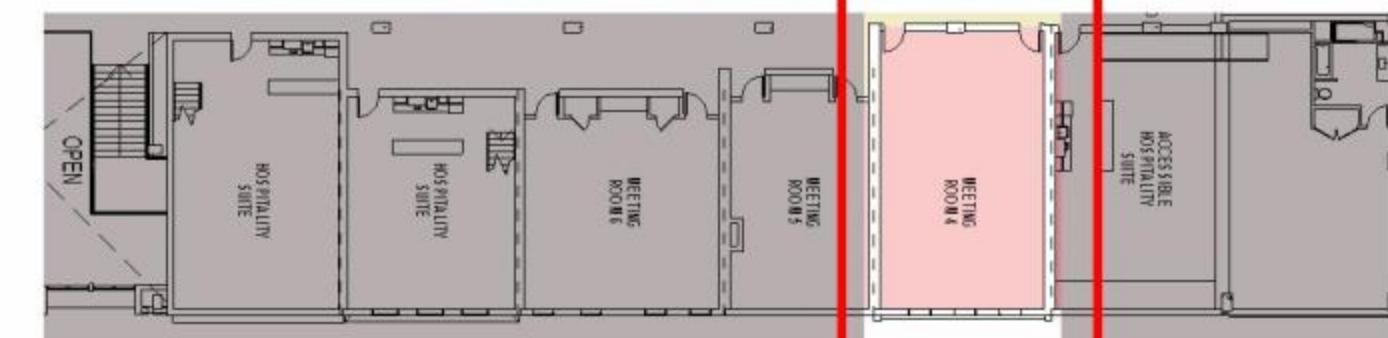
ENLARGED EXISTING PLAN



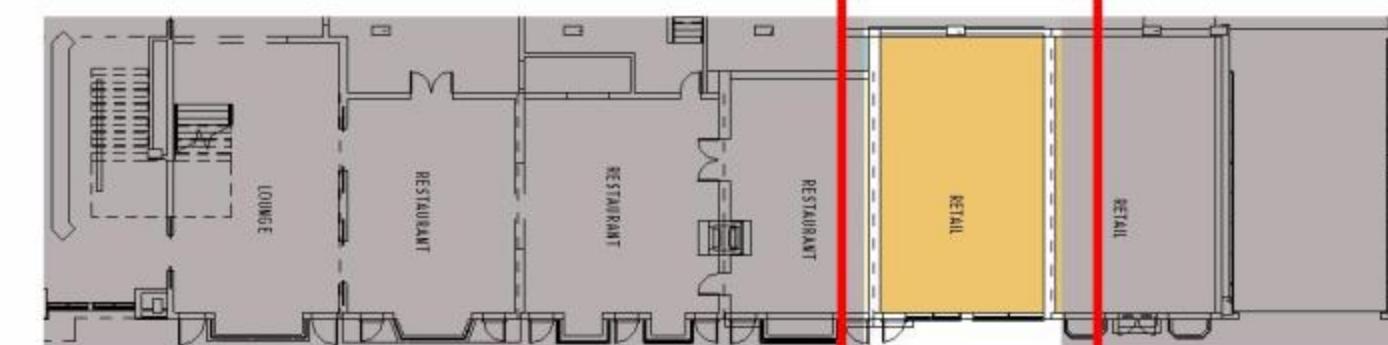
ENLARGED PROPOSED PLAN



EXISTING AERIAL



SECOND LEVEL PLAN



GROUND LEVEL PLAN



PROPOSED ELEVATION

PROJECT N° 20110015 / 03862-001

ISSUE DATE: NOVEMBER 20, 2014

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DECEMBER 12, 2014

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LOT 839 BUILDING INFORMATION

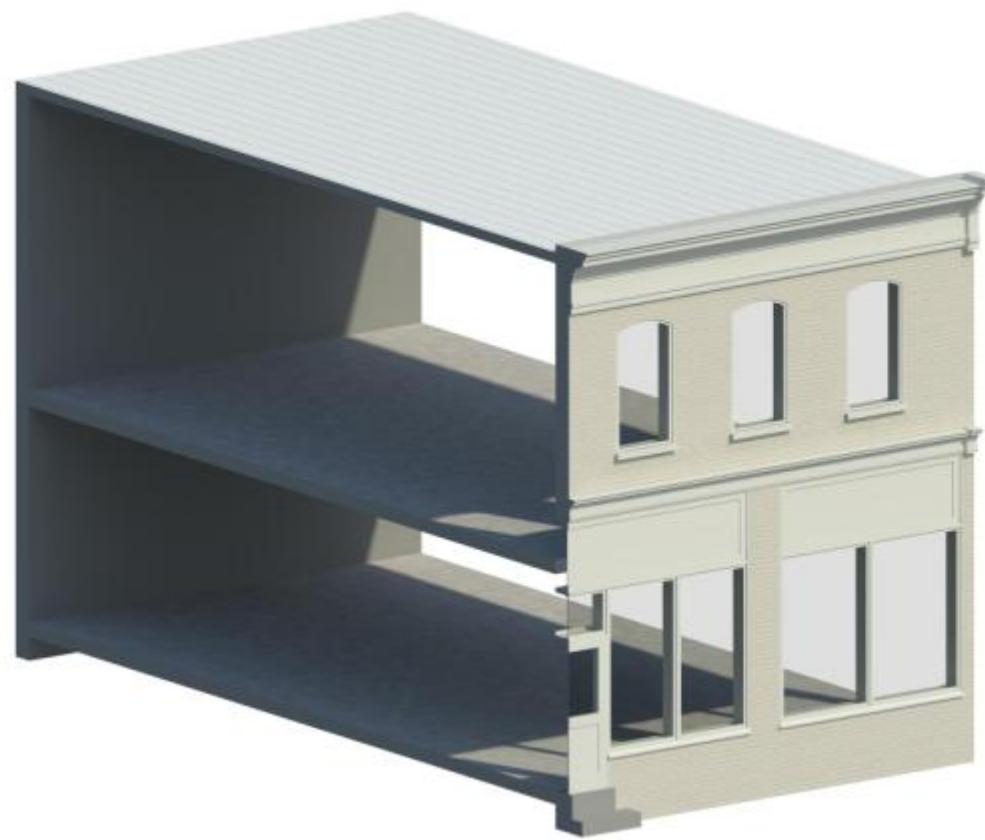
COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

HPRB 369

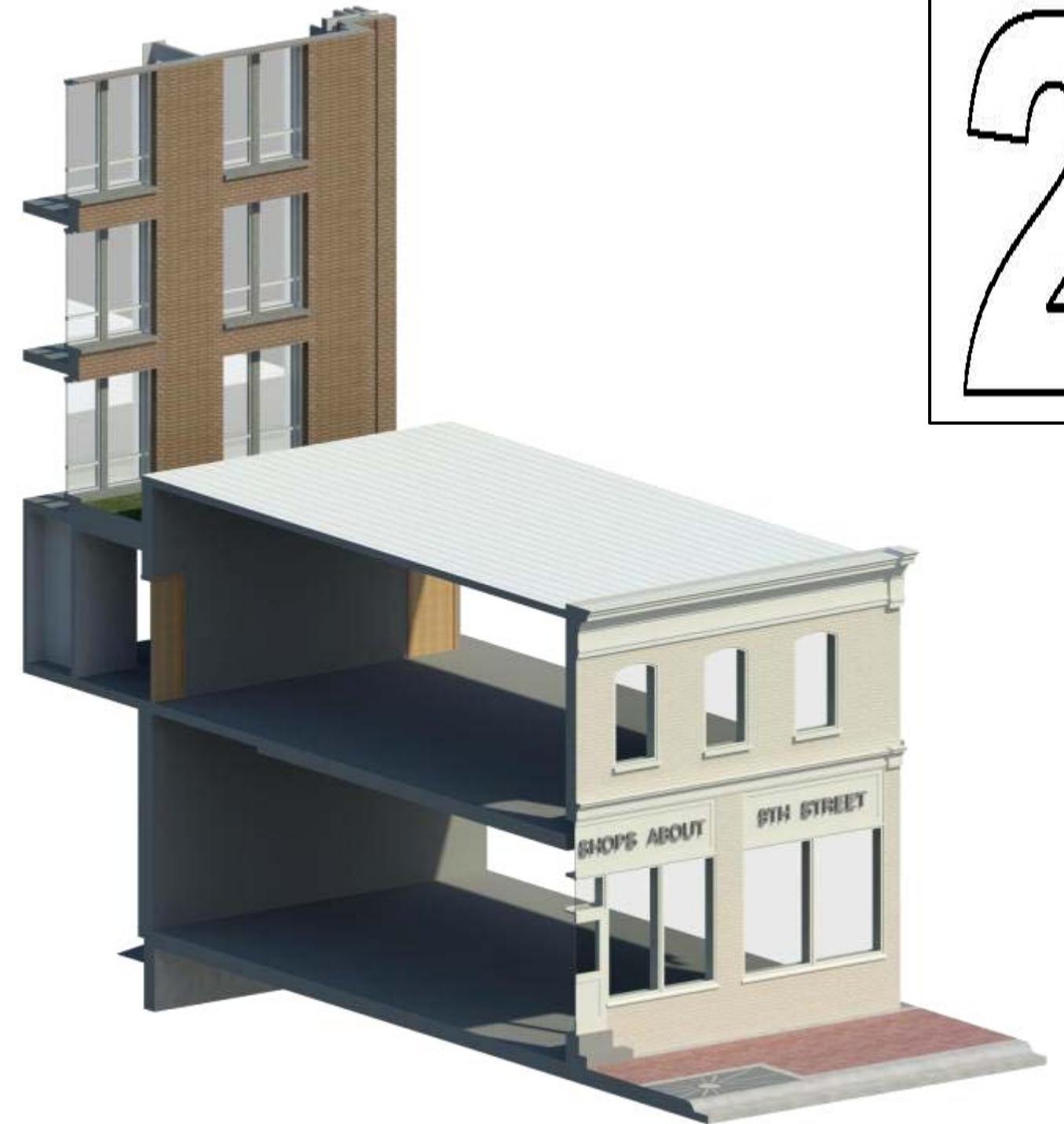
COOPER CARRY
tvsdesign

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20



EXISTING VIEW



PROPOSED VIEW

Information presented at Mayor's Agent Hearing and submitted with PUD as Supplemental Information

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ISSUE DATE: NOVEMBER 20, 2014

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DECEMBER 12, 2014**

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LOT 839 BUILDING VIEWS

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



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tv&design

HPRB 369

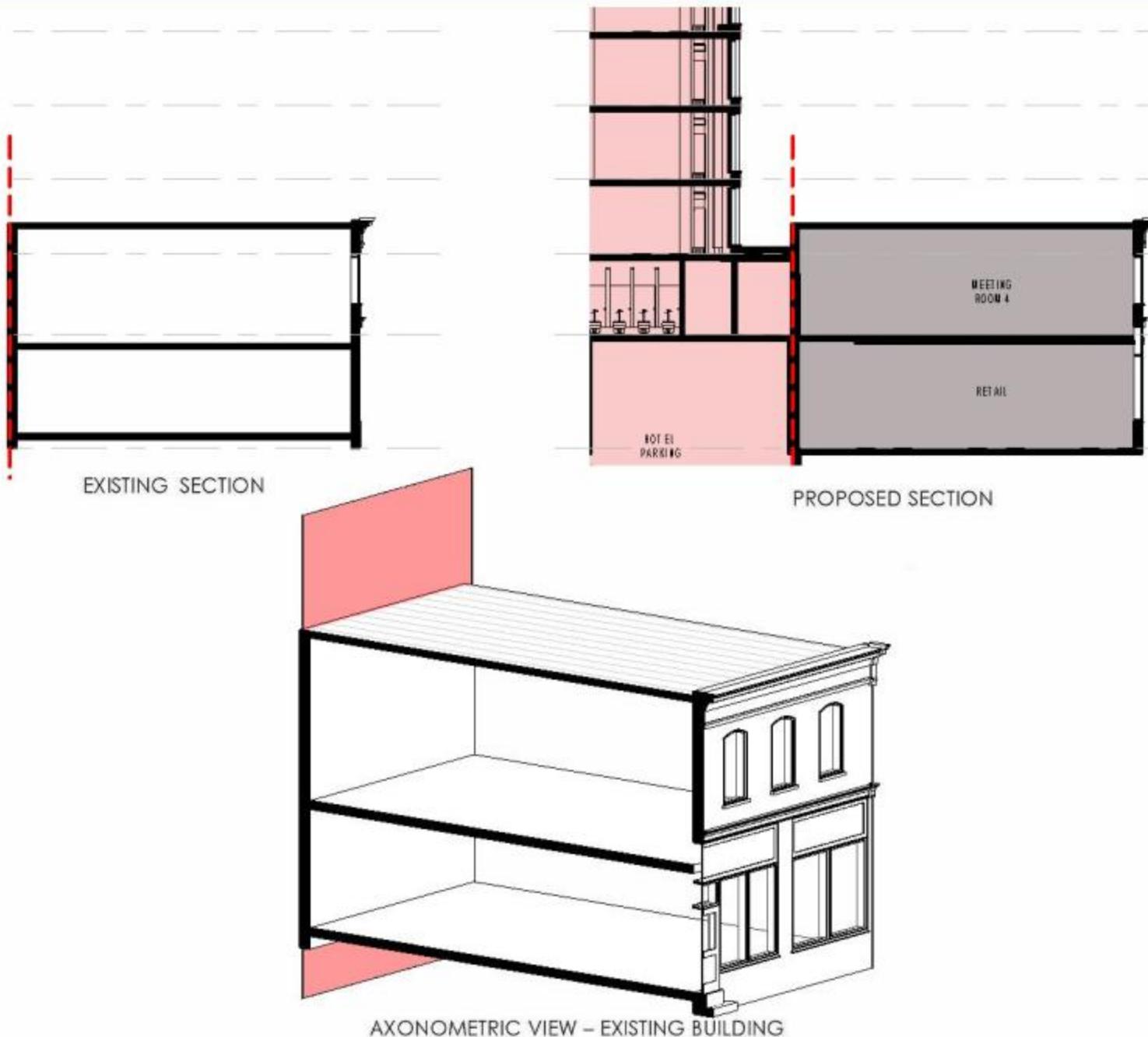
A-102a

1112

9TH STREET NW
SQUARE 369, LOT 839
HISTORIC LOT:
PARTS OF LOT 19 & 20

BUILDING DATA:

YEAR BUILT 1912
ARCHITECT SAMUEL R. TURNER
ORIGINAL USE OFFICE FOR COAL AND LUMBER YARD
SUBSEQUENT USES COMMERCIAL



EXISTING CONDITIONS:



■ Front façade to be preserved and braced during construction.
 ■ Concrete slab on grade to remain where determined to be sound.
 ■ Masonry walls to remain as indicated. Walls to be reinforced as required.
 ■ 2nd floor framing is deteriorated and in poor condition and has areas of collapse.
 ■ Areas of roof have been recently replaced.
 ■ Intermediate wood floors to be removed and replaced with code-compliant materials.
 ■ Floors to be located as dictated by hotel program.
 ■ Roof structure to be removed and replaced with code-compliant materials. New materials and configuration to match existing as closely as possible.

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LOT 839 BUILDING INFORMATION

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

COOPER CARRY
tvsdesign

HPRB 369

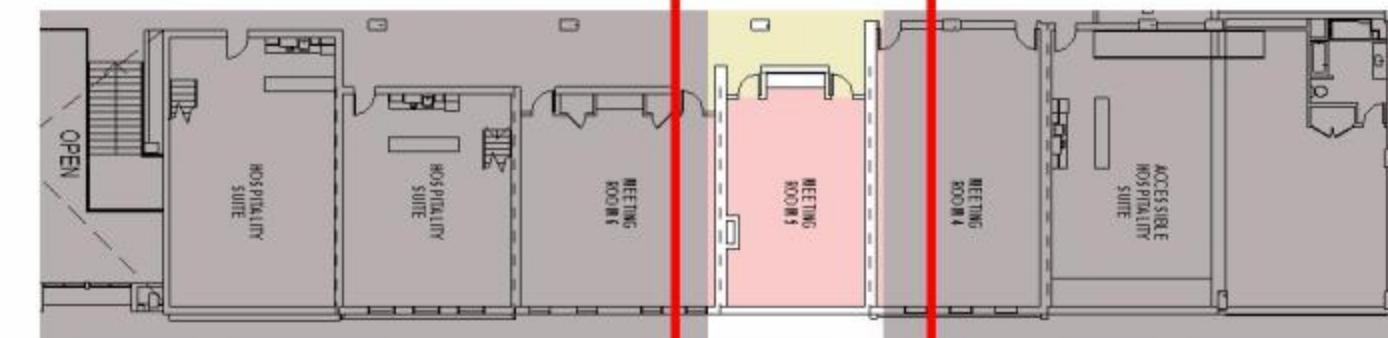
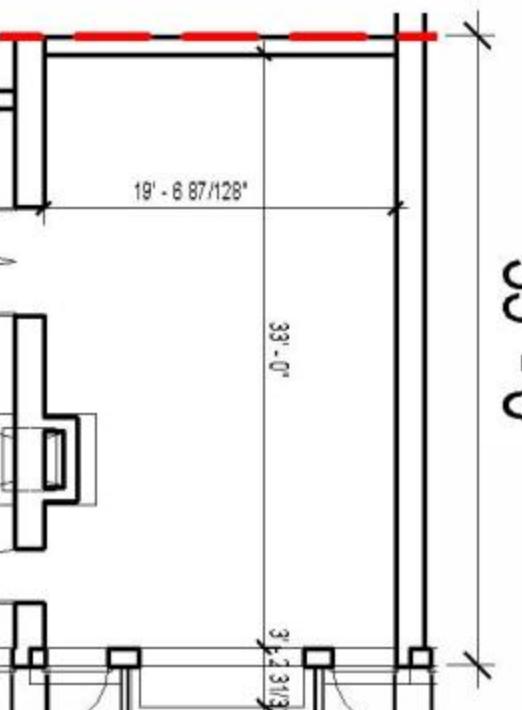
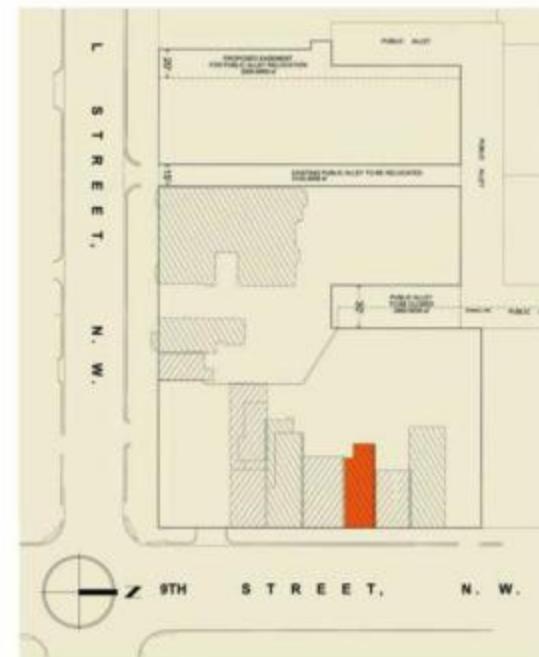
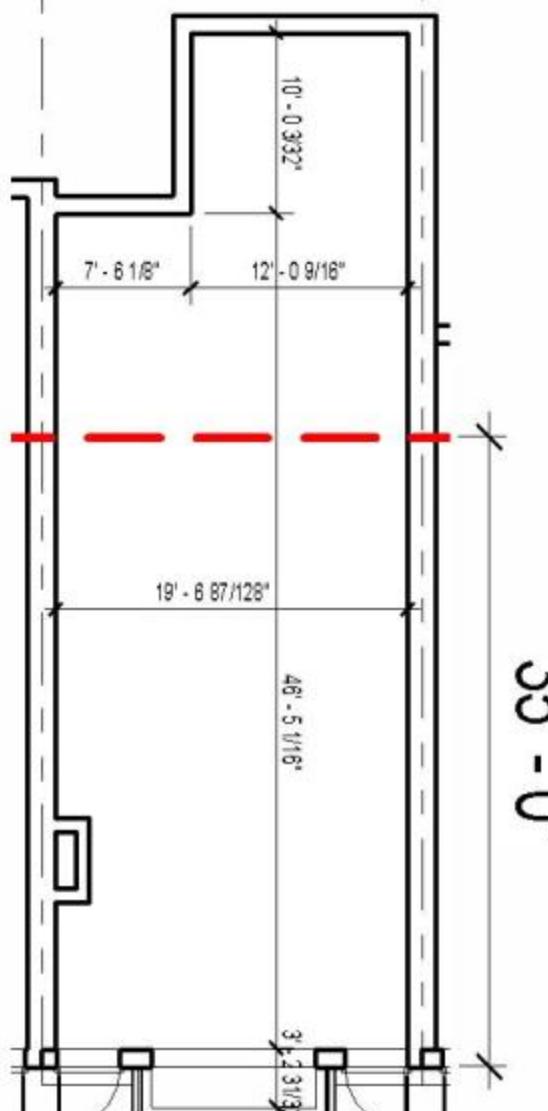
A-103

3

1110

9TH STREET NW

SQUARE 369, LOT 65
HISTORIC LOT:
PART OF LOT 20



3

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LOT 65 BUILDING INFORMATION

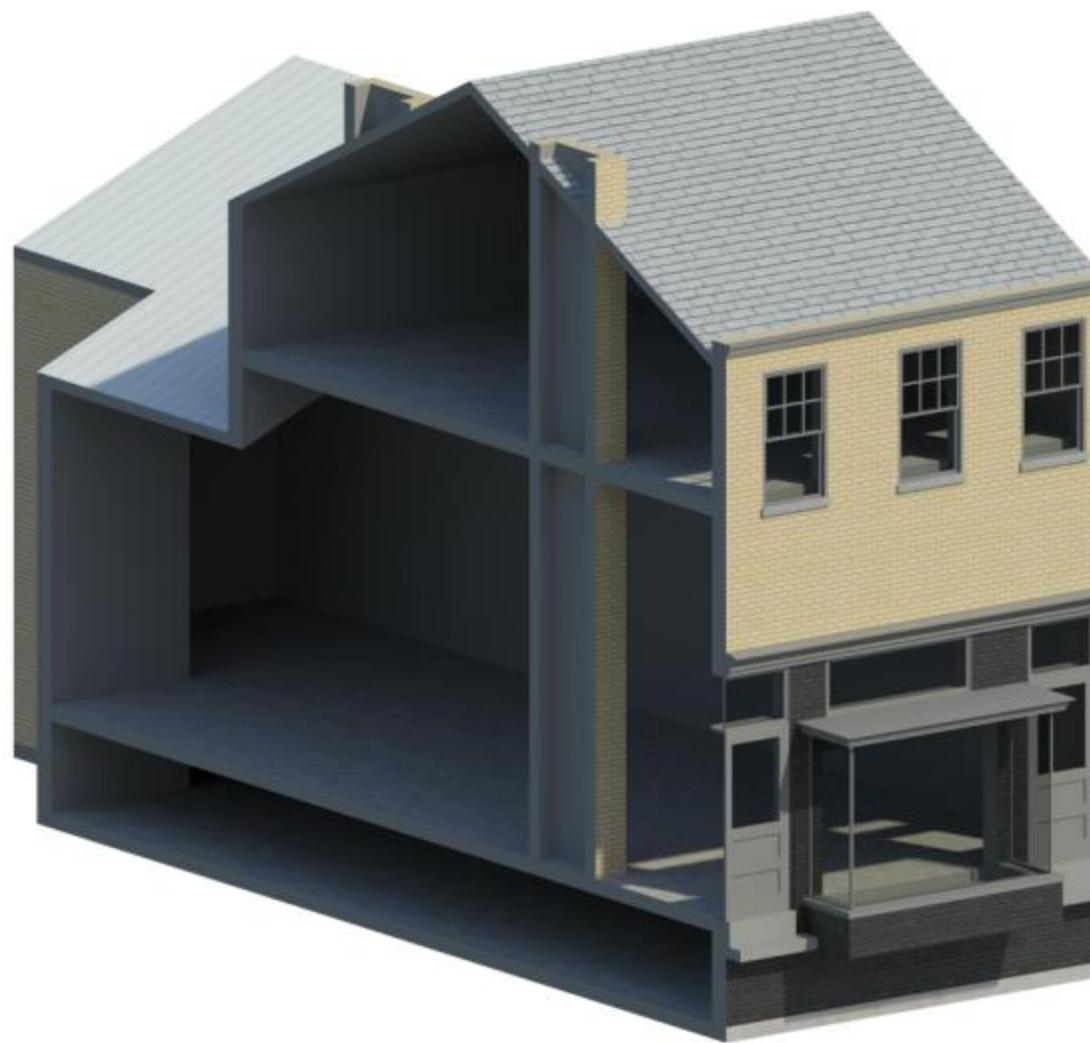
COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

HPRB 369

COOPER CARRY
tvsdesign

A-104

30



EXISTING VIEW



PROPOSED VIEW

Information presented at Mayor's Agent Hearing and submitted with PUD as Supplemental Information

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LOT 65 BUILDING VIEWS

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

COOPER CARRY
evsdesign



HPRB 369

A-104a

3

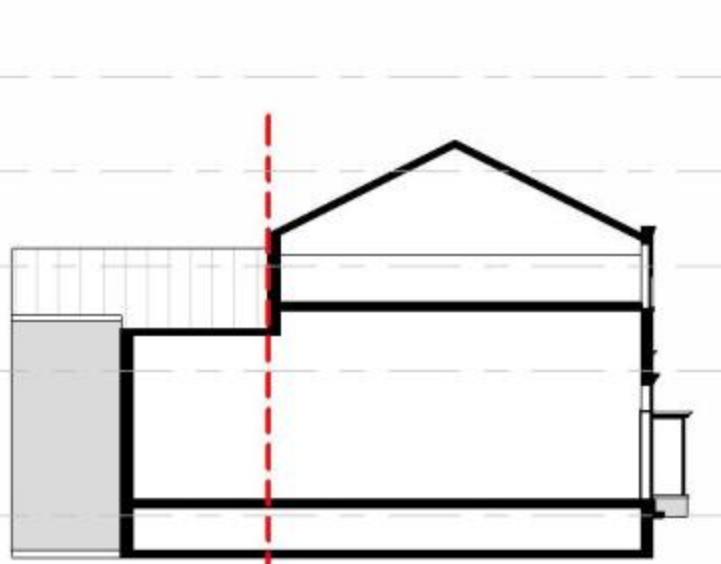
1110

9TH STREET NW

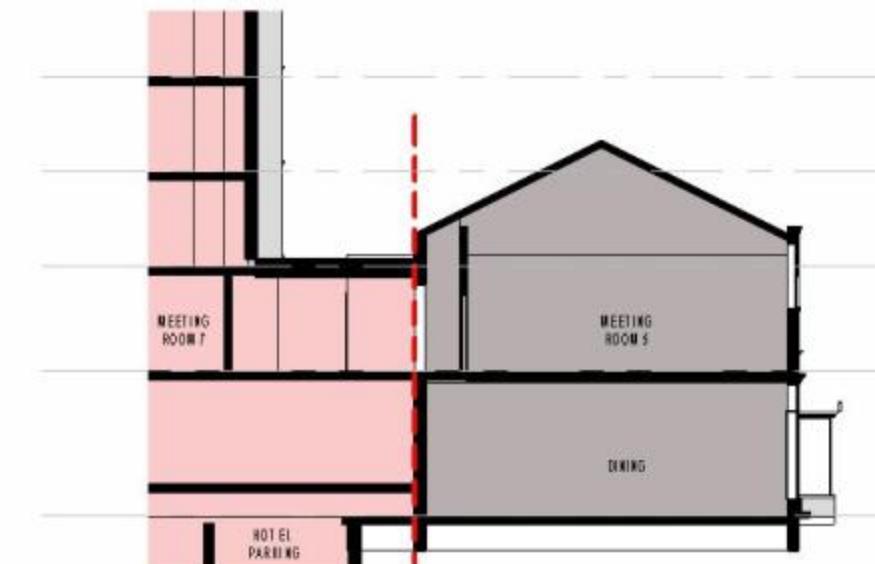
SQUARE 369, LOT 65
HISTORIC LOT:
PART OF LOT 20

BUILDING DATA:

| | |
|-----------------|-----------------------|
| YEAR BUILT | BY 1857 |
| ARCHITECT | UNKNOWN |
| ORIGINAL USE | DWELLING |
| SUBSEQUENT USES | DWELLING / COMMERCIAL |



EXISTING SECTION



PROPOSED SECTION



AXONOMETRIC VIEW – EXISTING BUILDING

EXISTING CONDITIONS:



FRONT FAÇADE



REAR FAÇADE



SIDE VIEW



REAR VIEW



VISUAL ANALYSIS OF STRUCTURE:

- Front façade to be preserved and braced during construction.
- Concrete slab on grade to remain where determined to be sound.
- Masonry walls to remain as indicated. Walls to be reinforced as required.
- Floor structure in poor condition.
- Roof structure has been replaced.
- Intermediate wood floors to be removed and replaced with code-compliant materials.
- Floors to be located as dictated by hotel program.
- Roof structure to be removed and replaced with code-compliant materials. New materials and configuration to match existing as closely as possible.

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LOT 65 BUILDING INFORMATION

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

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HPRB 369

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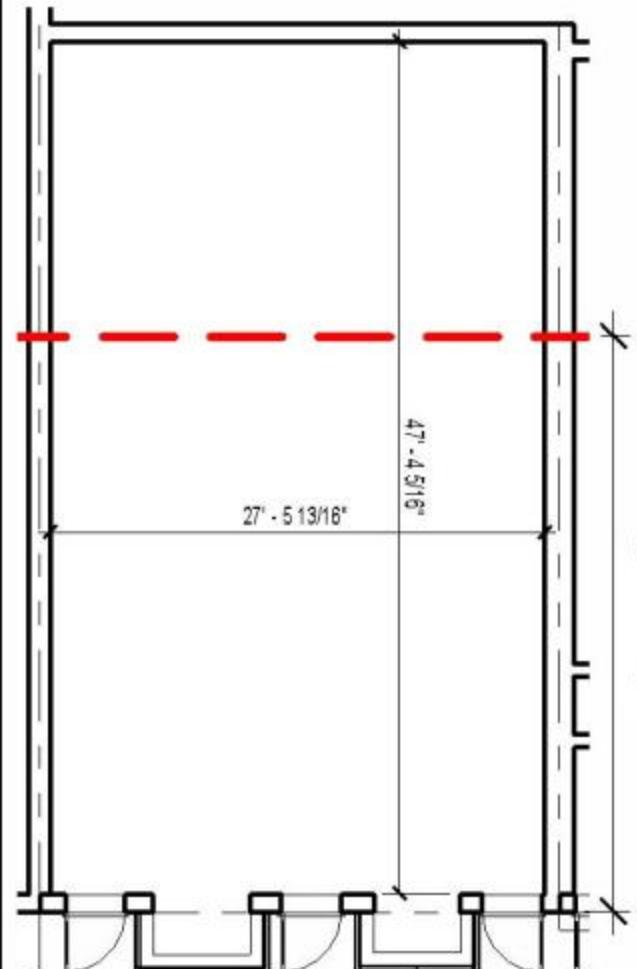
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1108

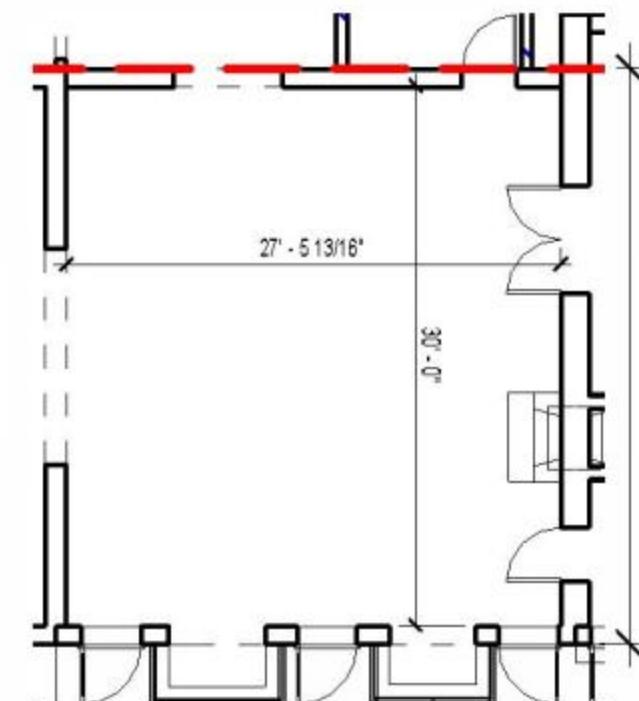
9TH STREET NW

SQUARE 369, LOT 66
HISTORIC LOT: PART OF
LOT 20

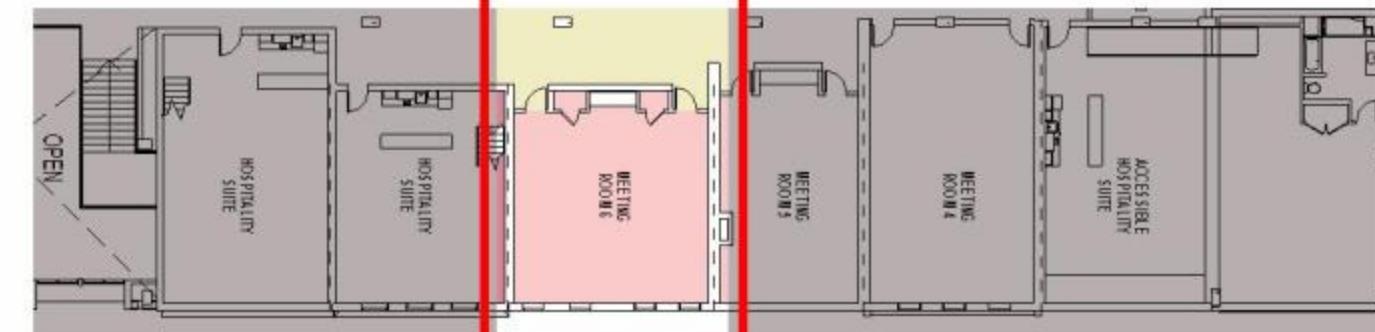
SITE PLAN



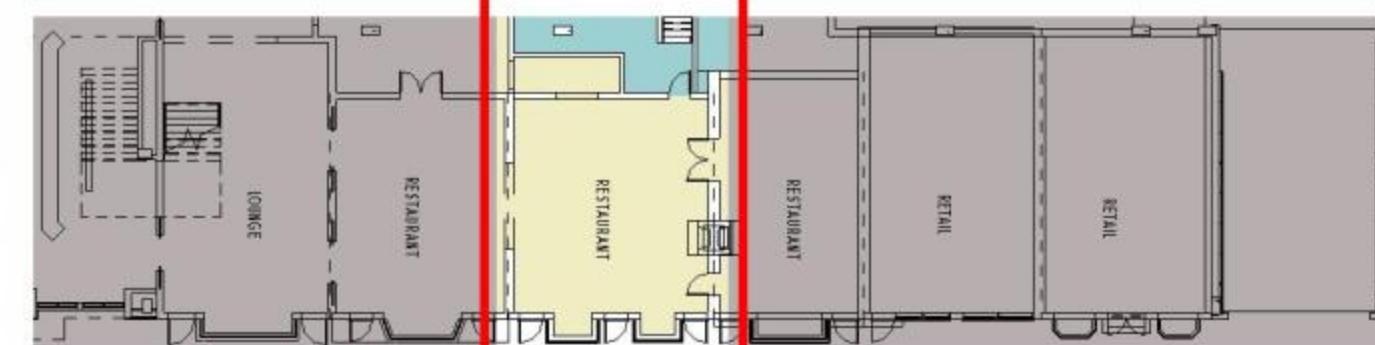
ENLARGED EXISTING PLAN



ENLARGED PROPOSED PLAN



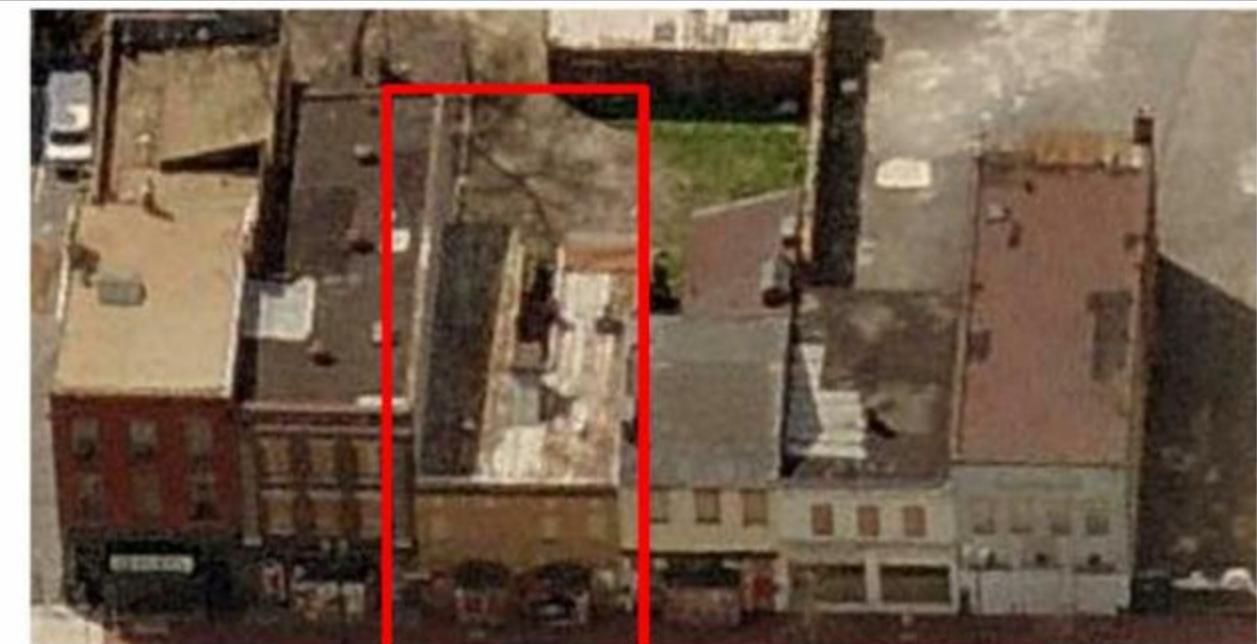
SECOND LEVEL PLAN



GROUND LEVEL PLAN



PROPOSED ELEVATION



EXISTING AERIAL



PROJECT N° 20110015 / 03862-001

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LOT 66 BUILDING INFORMATION

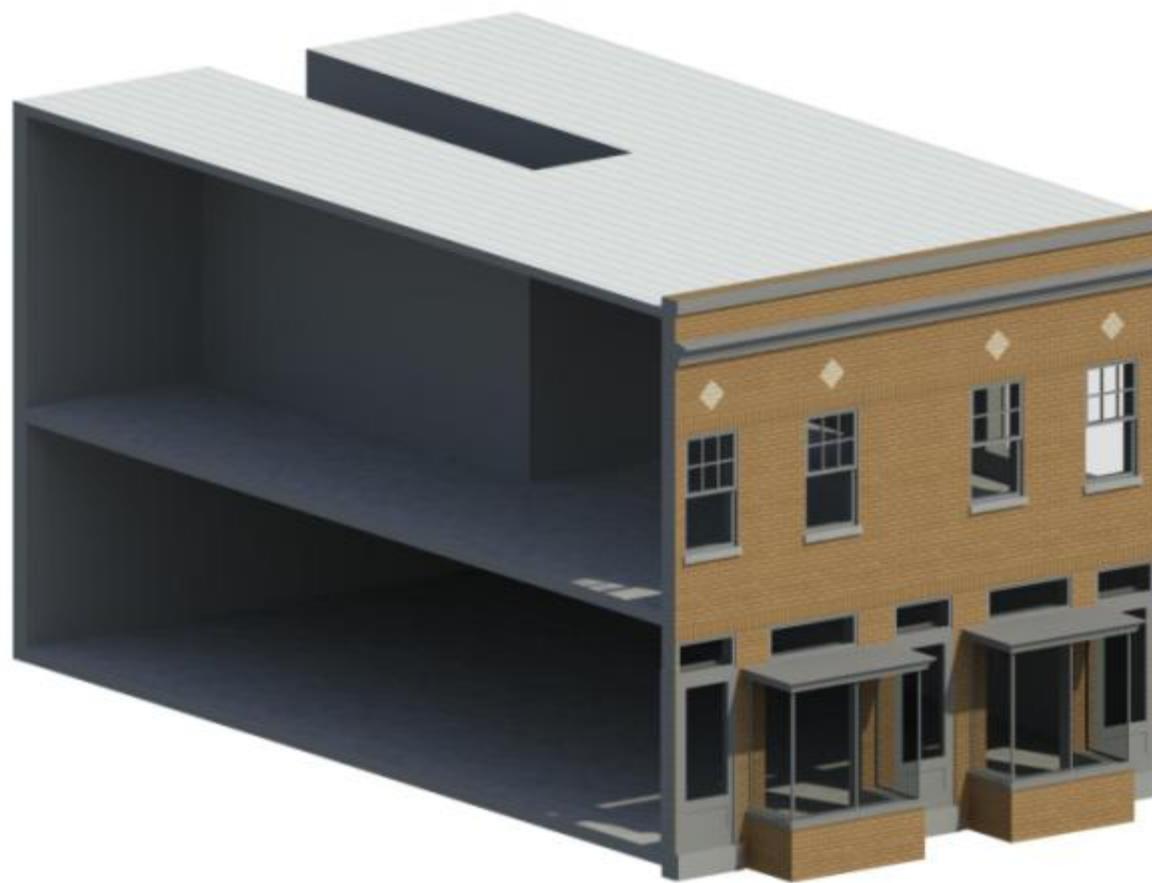
COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

HPRB 369

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evsdesign

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EXISTING VIEW



PROPOSED VIEW

Information presented at Mayor's Agent Hearing and submitted with PUD as Supplemental Information

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LOT 66 BUILDING VIEWS

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



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tvdsdesign

HPRB 369

A-106a

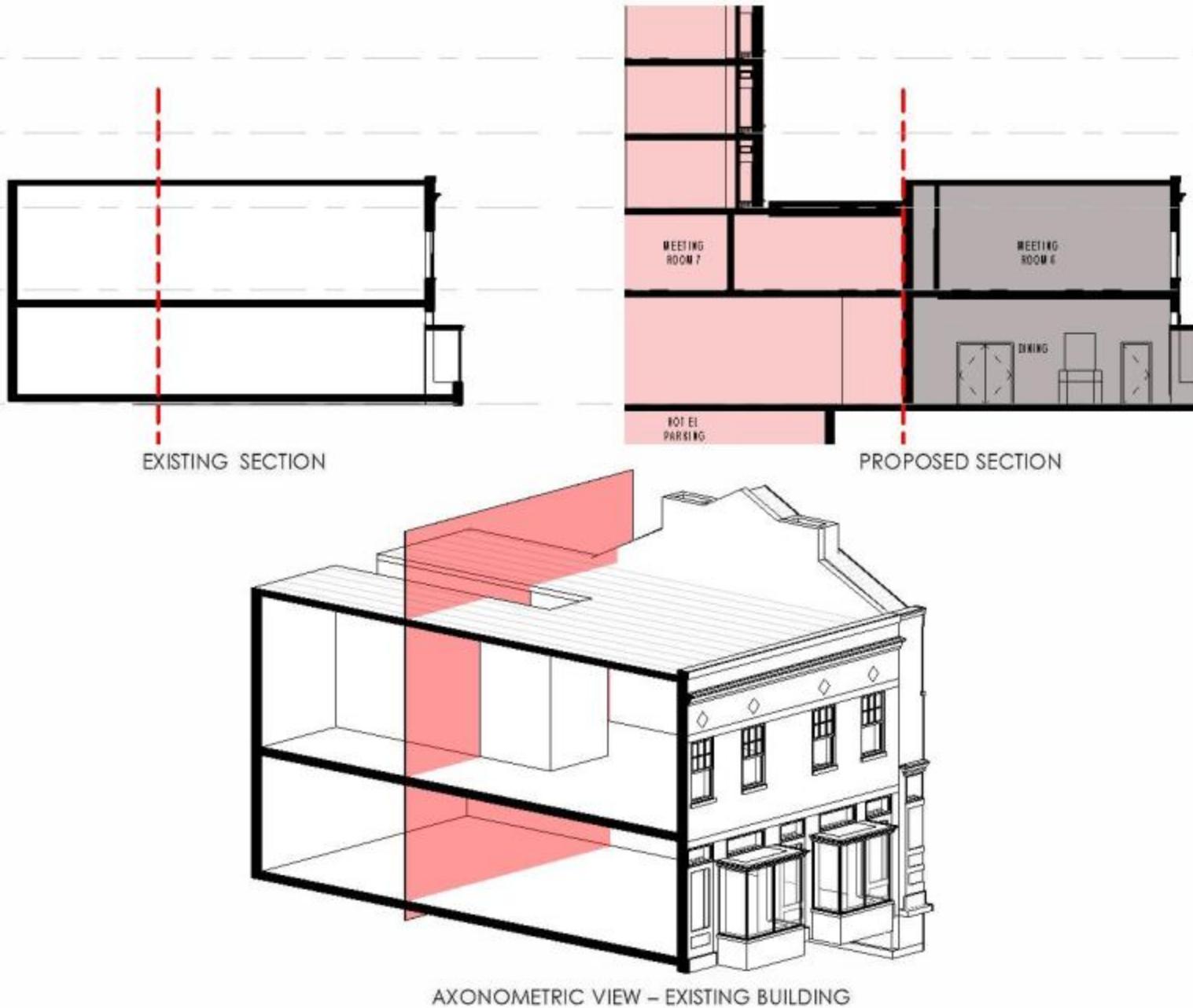
1108

9TH STREET NW

SQUARE 369, LOT 66
HISTORIC LOT: PART OF
LOT 20

BUILDING DATA:

| | |
|-----------------|-----------------------|
| YEAR BUILT | BY 1857 |
| ARCHITECT | UNKNOWN |
| ORIGINAL USE | DWELLING |
| SUBSEQUENT USES | DWELLING / COMMERCIAL |



EXISTING CONDITIONS:



VISUAL ANALYSIS OF STRUCTURE:

- Front façade to be preserved and braced during construction.
- Concrete slab on grade to remain where determined to be sound.
- Masonry walls to remain as indicated. Walls to be reinforced as required.
- 2nd floor is in poor condition.
- Intermediate wood floors to be removed and replaced with code-compliant materials.
- Floors to be located as dictated by hotel program.
- Roof structure to be removed and replaced with code-compliant materials. New materials and configuration to match existing as closely as possible.

PROJECT N° 20110015 / 03862-001

ISSUE DATE: NOVEMBER 20, 2014

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DECEMBER 12, 2014

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LOT 66 BUILDING INFORMATION

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

COOPER CARRY

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HPRB 369

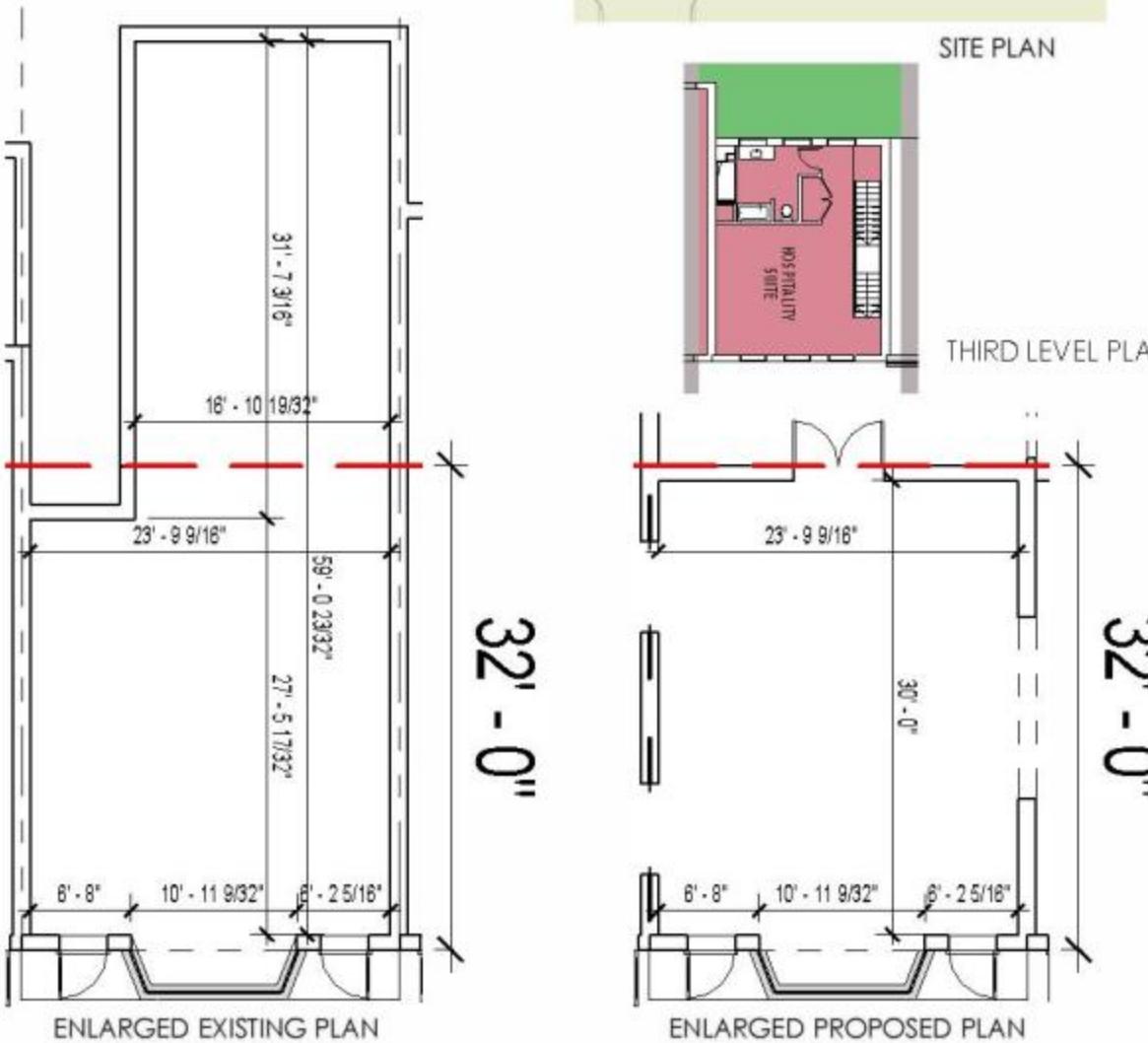
A-107

5

1106

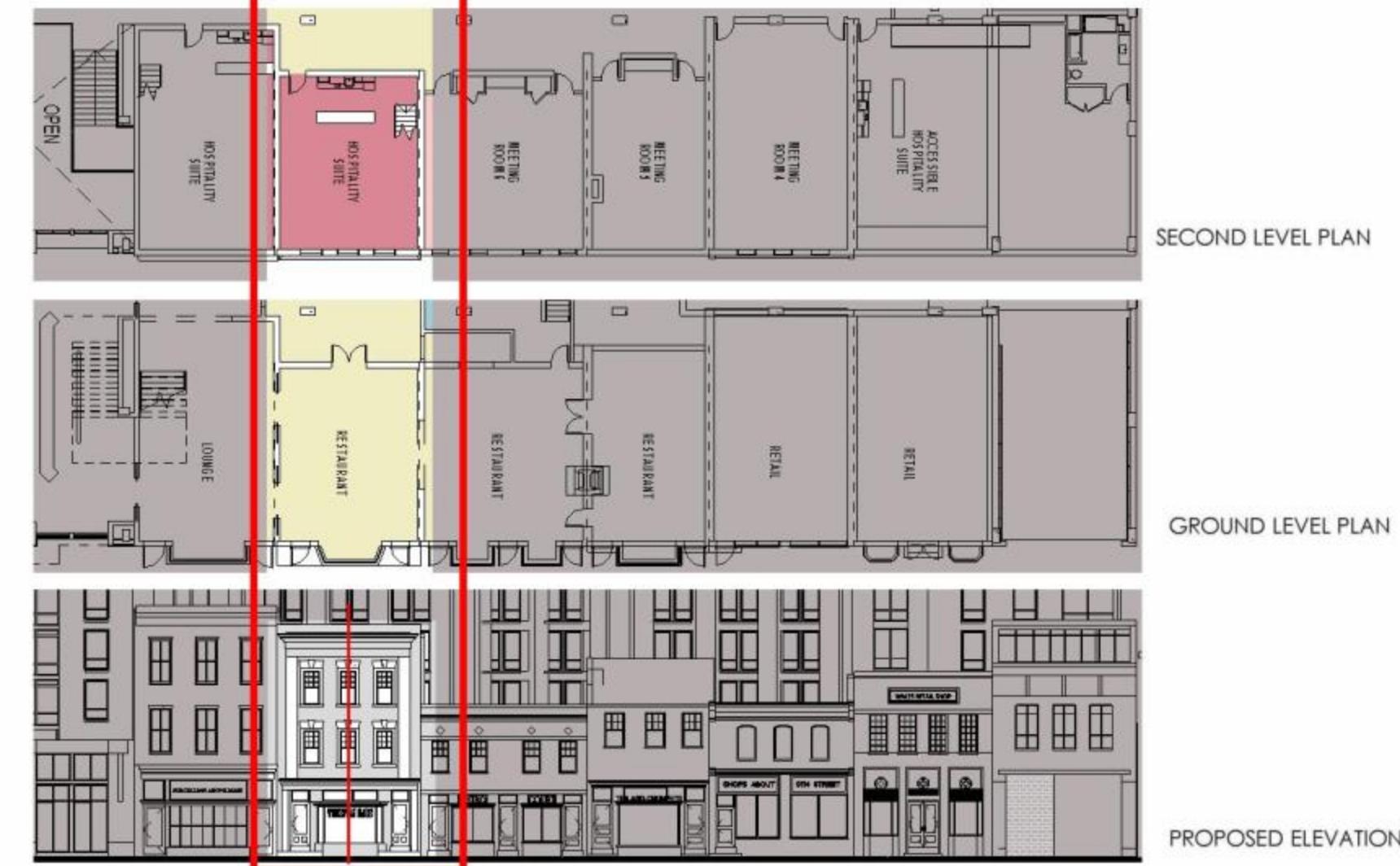
9TH STREET NW

SQUARE 369, LOT 842
HISTORIC LOT:
PART OF LOT 1



55

EXISTING AERIAL



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LOT 842 BUILDING INFORMATION

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

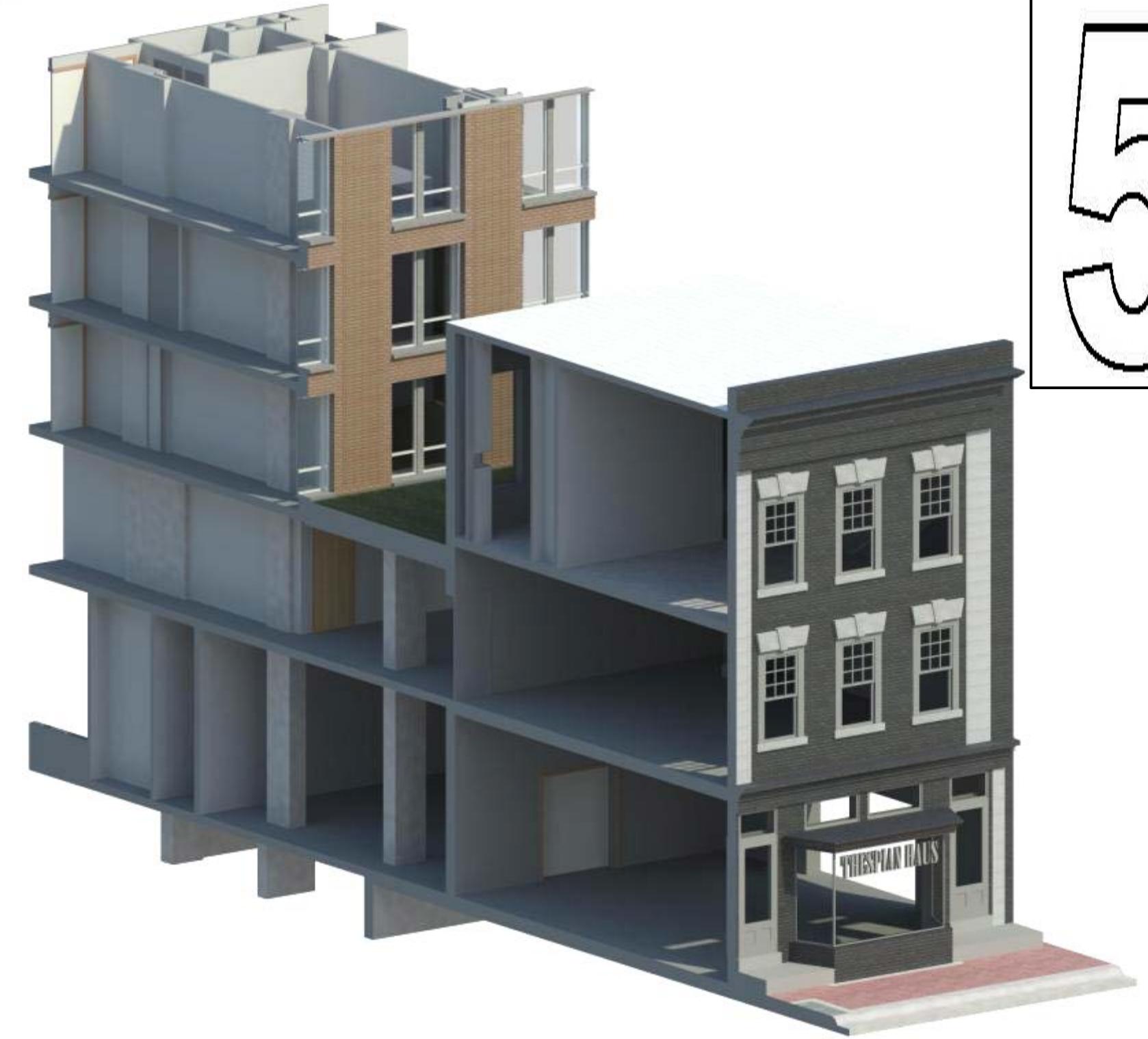
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HPRB 369

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EXISTING VIEW



PROPOSED VIEW

**Existing 2nd Floor, 3rd Floor, and Roof have collapsed.

Information presented at Mayor's Agent Hearing and submitted with PUD as Supplemental Information

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LOT 842 BUILDING VIEWS

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

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HPRB 369

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50

1106

9TH STREET NW

SQUARE 369, LOT 842
HISTORIC LOT:
PART OF LOT 1

BUILDING DATA:

| | |
|-----------------|--------------------|
| YEAR BUILT | 1908 PERMIT |
| ARCHITECT | W.C. ALLARD |
| ORIGINAL USE | STORE AND DWELLING |
| SUBSEQUENT USES | STORE AND DWELLING |



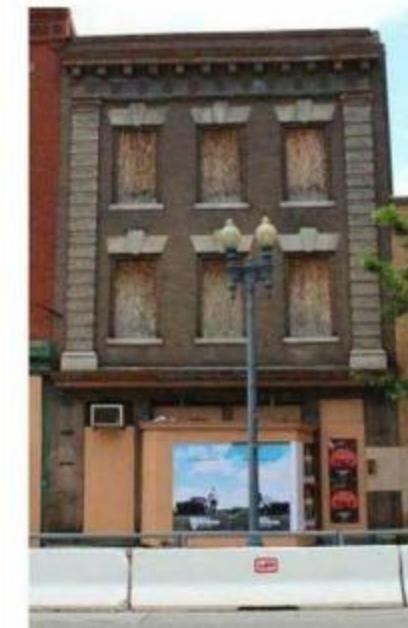
PROJECT N° 20110015 / 03862-001

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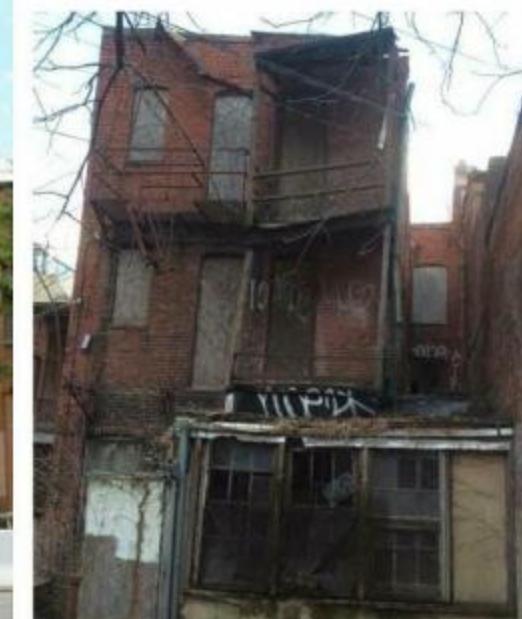
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DECEMBER 12, 2014**

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EXISTING CONDITIONS:



FRONT FACADE



REAR FACADE



SIDE VIEW



REAR VIEW



VISUAL ANALYSIS OF STRUCTURE:

- Front façade to be preserved and braced during construction.
- Concrete slab on grade to remain where determined to be sound.
- Masonry walls to remain as indicated. Walls to be reinforced as required.
- 2nd floor and roof have collapsed.
- Rear wall is deteriorated.
- Intermediate wood floors to be removed and replaced with code-compliant materials.
- Floors to be located as dictated by hotel program.
- Roof structure to be removed and replaced with code-compliant materials. New materials and configuration to match existing as closely as possible.

LOT 842 BUILDING INFORMATION

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

COOPER CARRY
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HPRB 369

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