



February 11, 2021

Drew Turner  
Douglas Development Corporation  
655 New York Avenue, NW, Suite 830  
Washington, DC 20001

RE: Historic Preservation Review of the Rehabilitation and Adaptive Use of the former U.S. Department of Agriculture's Historic Cotton Annex and Associated New Construction; 300 12<sup>th</sup> Street, SW

Dear Mr. Turner:

Thank you for filing a Historic Preservation Review Board (HPRB) conceptual review application for the above-referenced project and for consulting with the District of Columbia State Historic Preservation Officer (DC SHPO) in accordance with the property's historic preservation covenant. We have reviewed the application materials and are writing to provide comments pursuant to the DC Historic Landmark and Historic District Act and the covenant.

We understand that the intent is to adapt the existing building and develop the remaining site for a mixed use, multi-family residential project as described in the attached narrative description. The project plans include rehabilitation of the historic building and new construction on the remaining portions of the site. Illustrative examples are attached for reference.

On January 21, 2021, the U.S. Commission of Fine Arts (CFA) approved the concept for the Cotton Annex Project. In accordance with DC Historic Landmark and Historic District Protection Act, sections 6(b), Alteration and 8(b), New Construction (DC Official Code Secs. 6-1105 and 6-1107), CFA's approval has been considered and accepted. Therefore, HPRB review will not be required.

The Cotton Annex covenant states that "Any alteration, restoration, rehabilitation, or modification of existing buildings or structures on the property and any development or new construction on the property shall be subject to the prior written approval of the DC SHPO..." Such approval is hereby granted provided Douglas Development shall:

1. Continue to consult closely with DC SHPO regarding all revisions to the approved concept;
2. Consult with DC SHPO to avoid a complete "gut renovation" of the historic elevator lobby and double-loaded corridor and to further develop plans for the east façade and other areas identified as "Zone 1 (Restoration)" and "Zone 2" (Rehabilitation)" in the enclosed *Cotton Annex Preservation Zones Diagrams*; and
3. Modify project plans in accordance with any DC SHPO comments and obtain a revised approval letter and/or DC SHPO approval of all future DC permits required by the DC Department of Consumer and Regulatory Affairs prior to implementing any work.

Mr. Drew Turner  
Historic Preservation Review of the Rehabilitation and Adaptive Use of then Cotton Annex  
February 11, 2021  
Page 2

If you should have any questions or comments regarding this matter, please contact me at [andrew.lewis@dc.gov](mailto:andrew.lewis@dc.gov) or 202-442-8841. Otherwise, we thank you for consulting with the DC State Historic Preservation Office and look forward to consulting further to complete the historic preservation review process of this project.

Sincerely,

A handwritten signature in blue ink that reads "Andrew Lewis". The signature is written in a cursive style with a large initial "A".

C. Andrew Lewis  
Senior Historic Preservation Officer  
DC State Historic Preservation Office

Enclosure  
21-0310



## DOUGLAS DEVELOPMENT CORPORATION

### **Cotton Annex Project**

Douglas Development  
BKV Group Architects

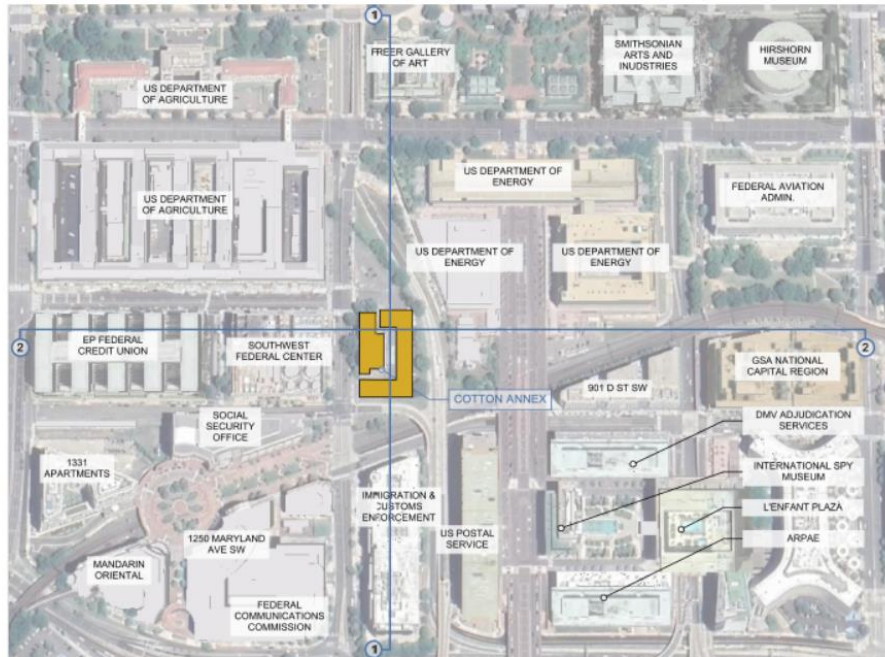
#### Description of the work:

The Cotton Annex project is a mixed-use project that builds on the site of the existing Cotton Annex building at 12<sup>th</sup> and D St. SW in Washington DC. The site is just south of the Mall on 12<sup>th</sup> St. The project includes a gut renovation of the existing historic structure just to the south of the Mall. The intent is to develop the existing building and the remaining site for mixed use, multifamily residential project.

#### The project statistics are as follows:

1. The site is Square 0326, the lot is 806 (an 800-tax lot; subdivision is to be recorded)
2. total site area is approximately 61,672 SF.
3. The site is to be developed in a single phase as residential apartments for a total of approximately 500 units in a new 10 and 12-story building of Type 1A construction and another 100 units in the existing structure, totaling 600 units
4. Current Zoning for the site is D-8.
5. We are proposing one level of below grade parking.
6. We propose a roof top pool and other market rate amenity spaces at lobby and top floors.
7. The north east corner of the building will be constructed over top of a Metro tunnel.
8. To the extent possible the C street ROW in the area just north of this building will be rebuilt according to the original L'Enfant plan for the site.

## SITE PLAN



COTTON ANNEX - WASHINGTON, DC | #2401.03 | 01.07.2021



3 of 61

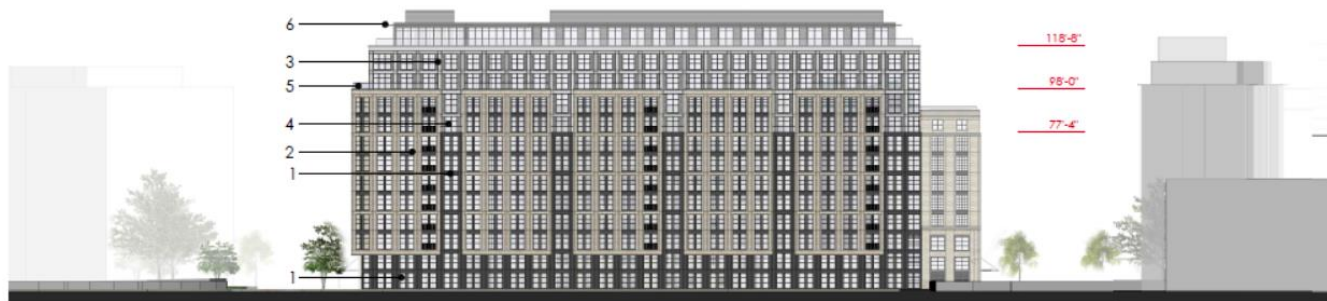
## NORTHWEST VIEW CURRENT DESIGN



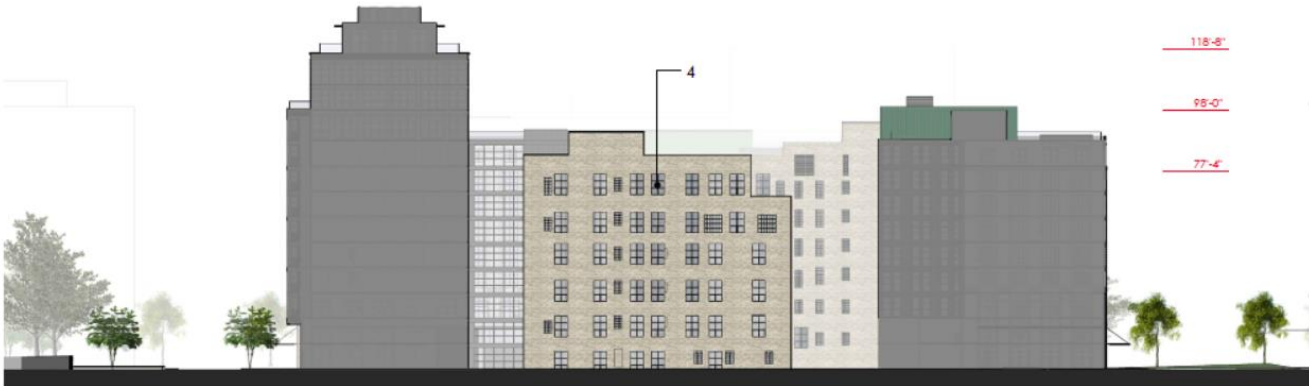
COTTON ANNEX - WASHINGTON, DC | #2401.03 | 01.07.2021



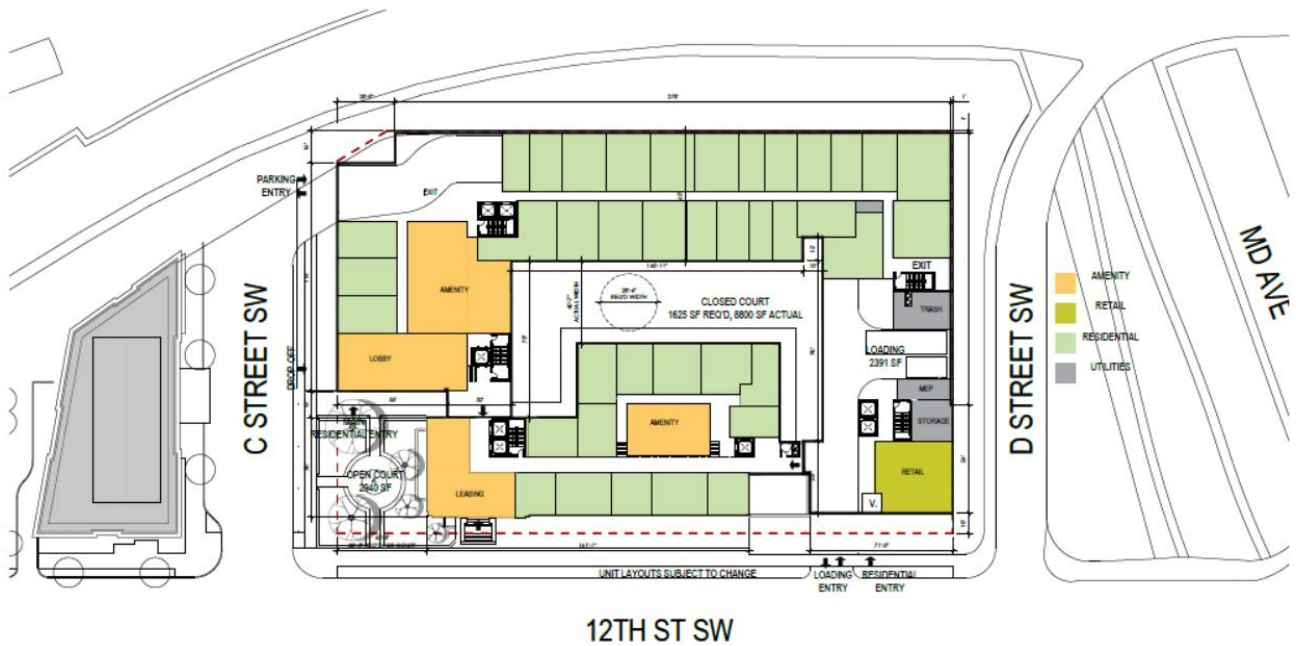
16 of 61



## ELEVATION EAST IN COURTYARD



## GROUND LEVEL



COTTON ANNEX - WASHINGTON, DC | #2401.03 | 01.07.2021

SCALE: 1" = 40'-0"

