

1899 PENNSYLVANIA AVENUE PENTHOUSE ADDITION BZA CASE NO. 20541

APPLICANT'S PRE-HEARING SUBMISSION - OCTOBER 20, 2021

BUILDING HISTORY

SITE ANALYSIS



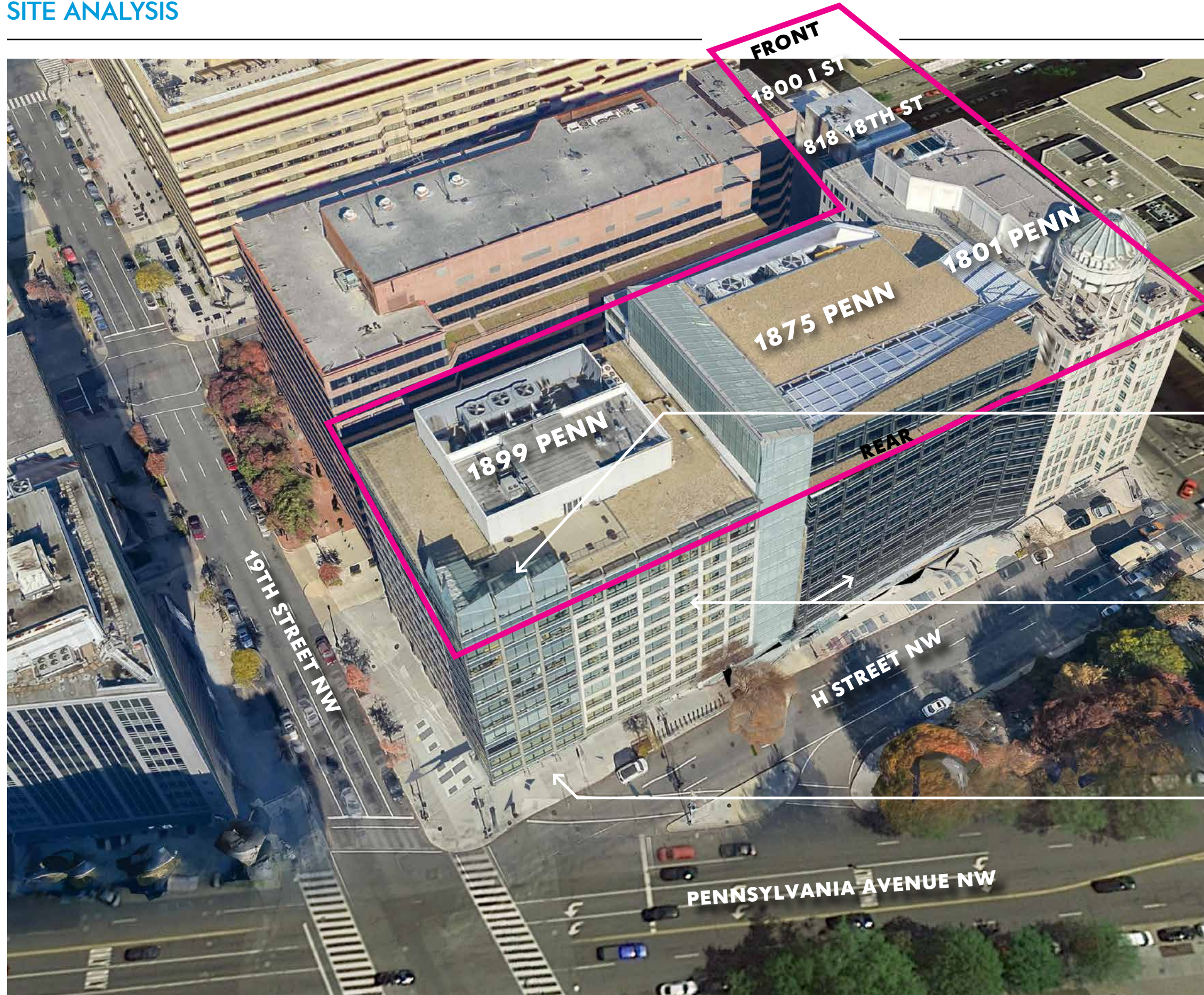
Commerce Building / 1899 Pennsylvania Ave
Pre 2002 renovation



Commerce Building, 1831 H Street NW
~1920s

1899 Pennsylvania Ave
Main structure of the 11 story building is from 1914/1915
Existing condition
Renovated in 2002

RECORD LOT SITE ANALYSIS



RECORD LOT 62

OPEN DECK ARCHITECTURAL EMBELLISHMENT AT ROOFTOP

FLOORS DO NOT ALIGN WITH REMAINDER OF BLOCK

1899 PENN ADDRESS DOES NOT MAXIMIZE HEIGHT (MEASURED FROM EYE STREET)

H STREET NW ELEVATION ~5' BELOW GROUND LEVEL

aerial looking NE

EXISTING PENTHOUSE PHOTOS



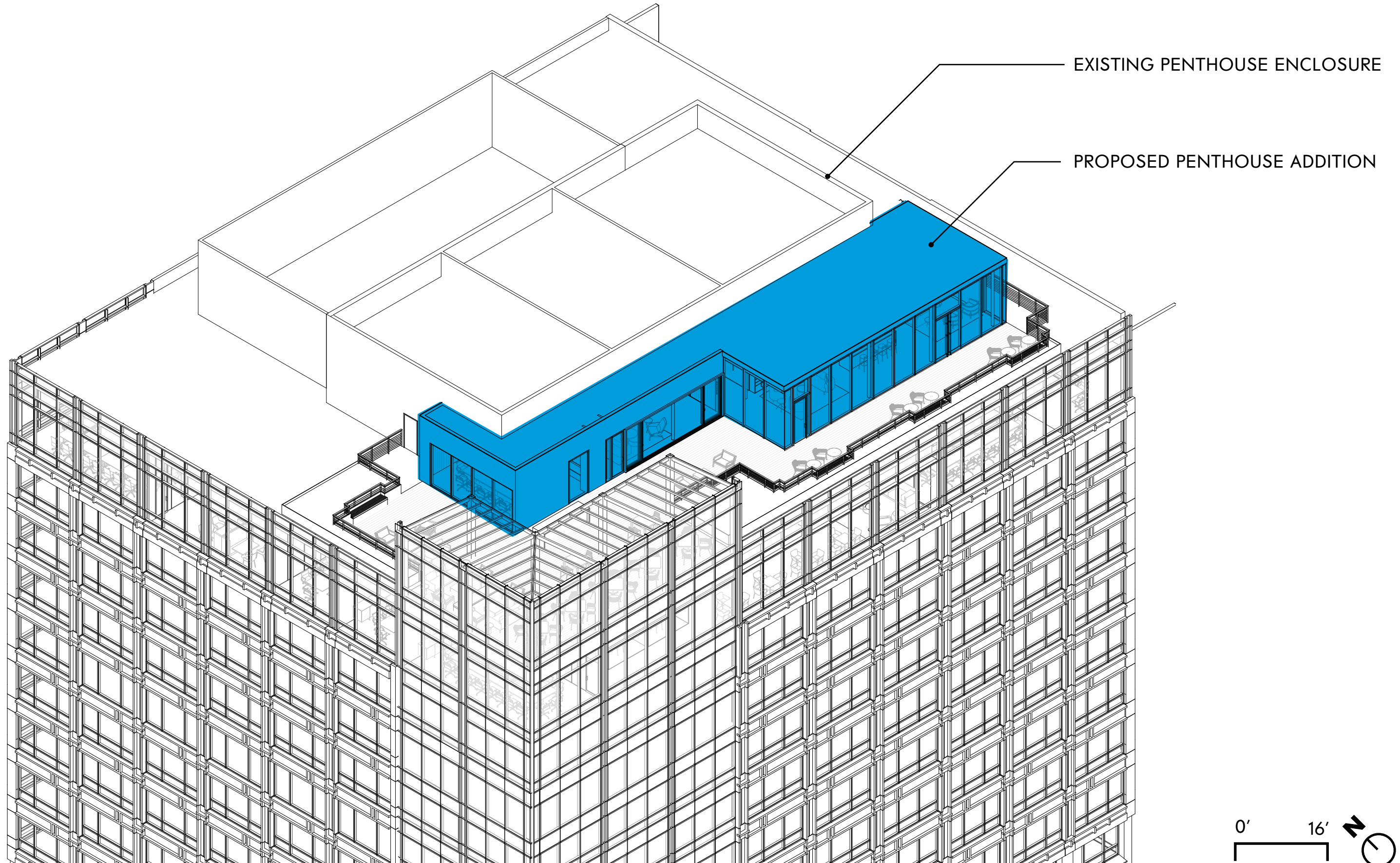
EXISTING PENTHOUSE
ARCHITECTURAL EMBELLISHMENT
AT PENNSYLVANIA AVENUE AND 19TH STREET NW



EXISTING PENTHOUSE
SOUTH ELEVATION WITH EXISTING EMBELLISHMENT (RIGHT SIDE OF IMAGE)
(1875 PENNSYLVANIA AVENUE NW BEYOND)

PENTHOUSE

PROPOSED ADDITION CONCEPT AXON

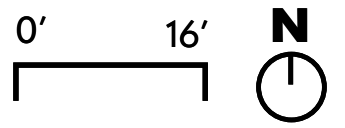
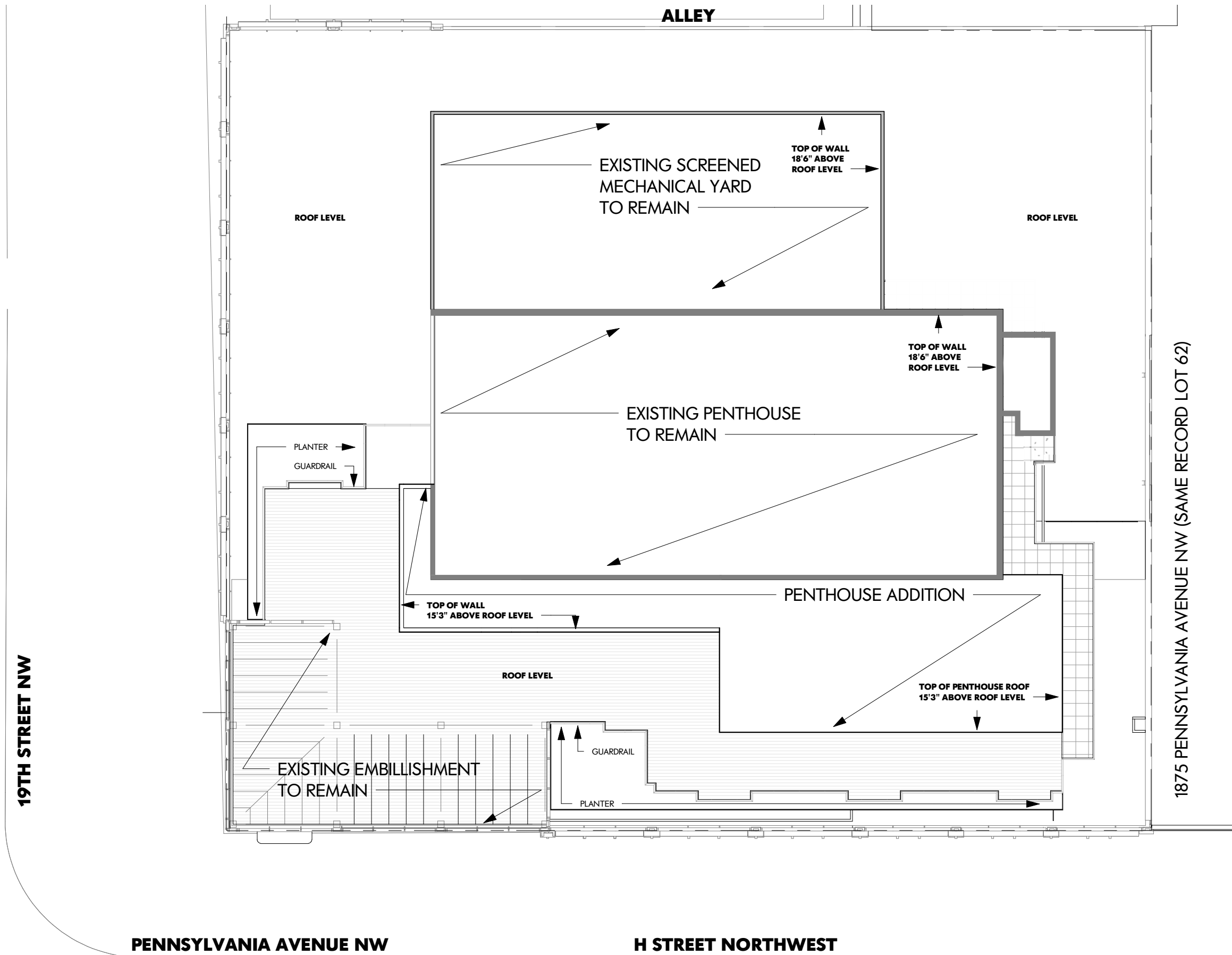


PENTHOUSE PROPOSED ADDITION CONCEPT RENDERING

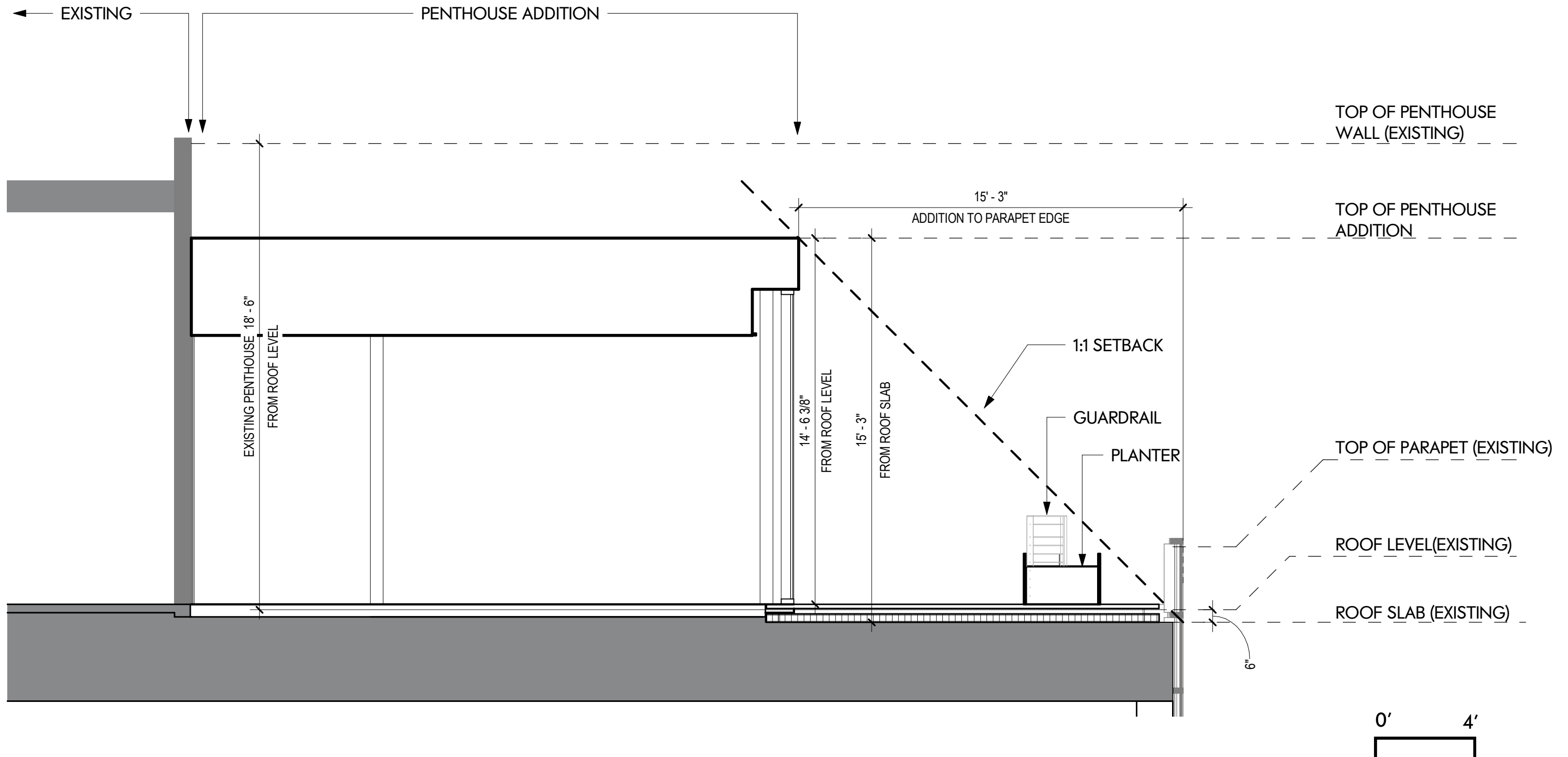


PENTHOUSE ROOF PLAN

PROPOSED



PENTHOUSE SECTION PROPOSED AT BUILDING ADDITION



SECT1: PENTHOUSE SECTION

PROPOSED DESIGN

PROPOSED PENTHOUSE ADDITION RENDERING



OCTOBER 2021

PERRELL REALTY STUDIOS
architectural

EXISTING BUILDING AT THE STREET PHOTOS



EXISTING BUILDING
ALLEY AND NORTH ELEVATION
LOOKING WEST TOWARD 19TH STREET



EXISTING BUILDING
19TH STREET NW
LOOKING SOUTH



EXISTING BUILDING
PENNSYLVANIA AVENUE / H STREET NW
LOOKING EAST

EXISTING PENTHOUSE PHOTOS

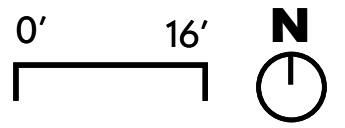
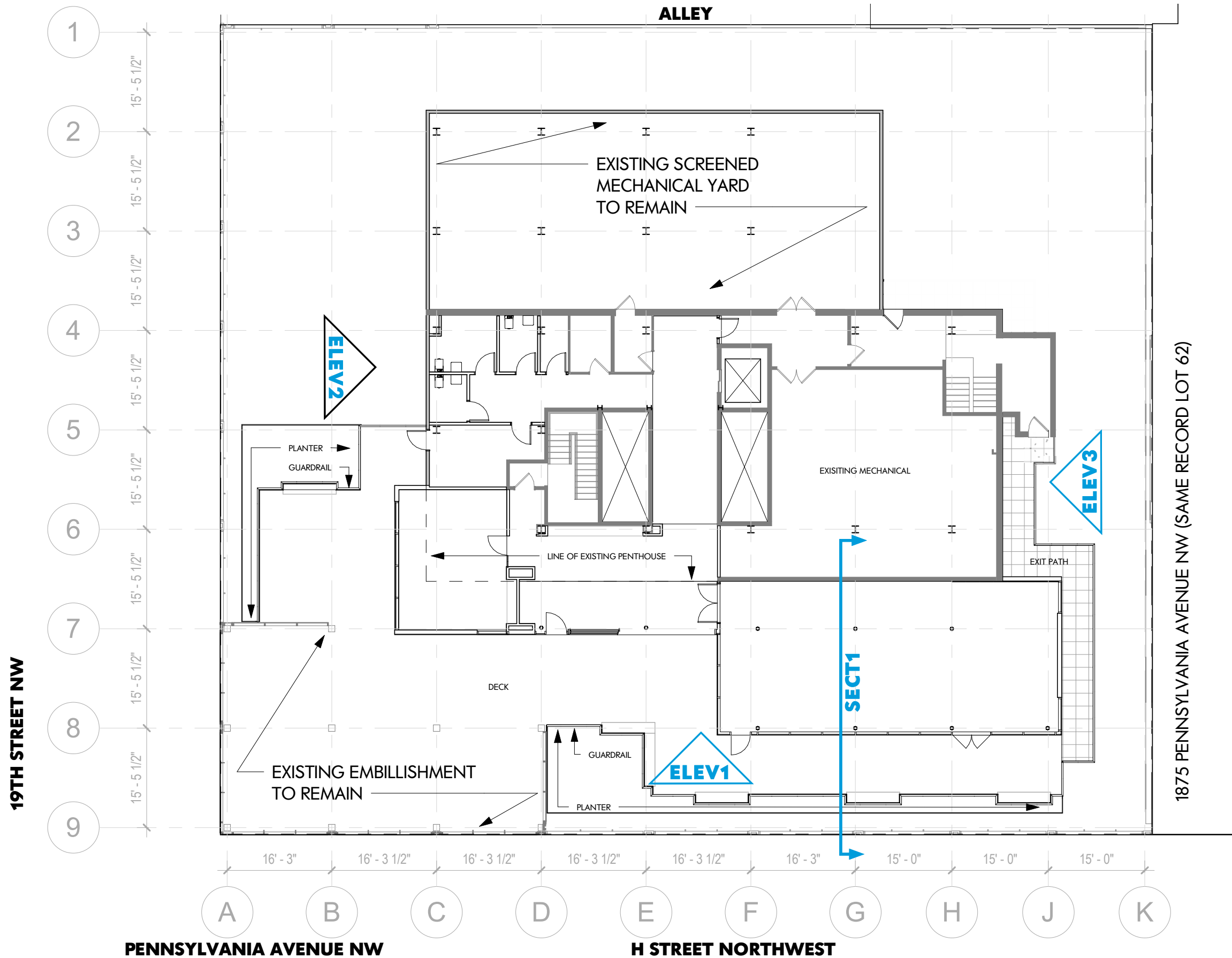


EXISTING PENTHOUSE
WEST ELEVATION

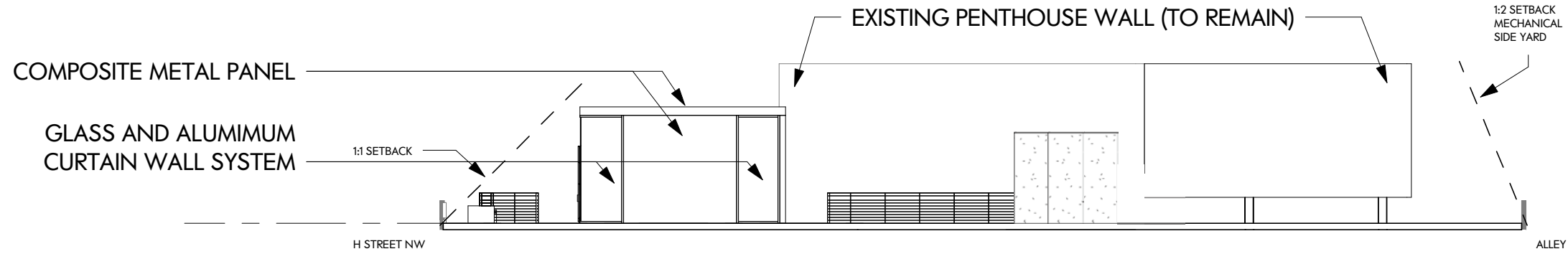


EXISTING PENTHOUSE
SOUTHEAST CORNER LOOKING NORTHWEST

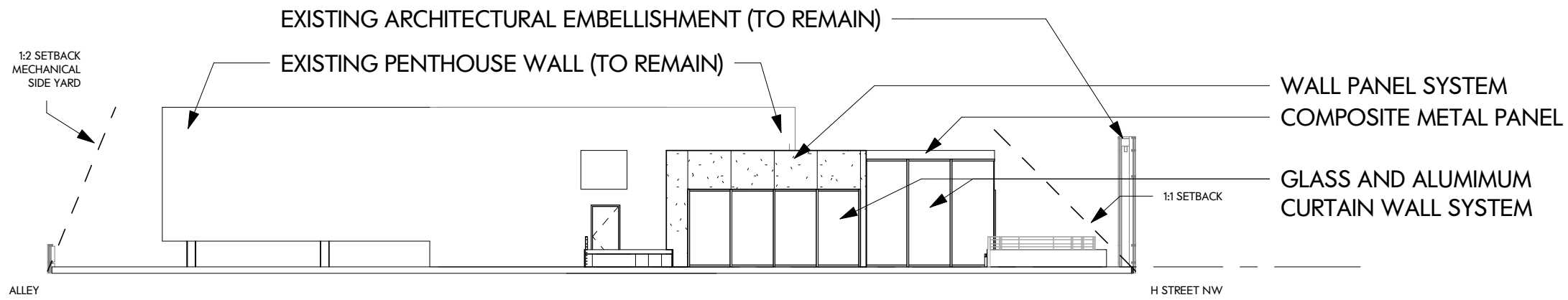
PENTHOUSE FLOOR PLAN PROPOSED



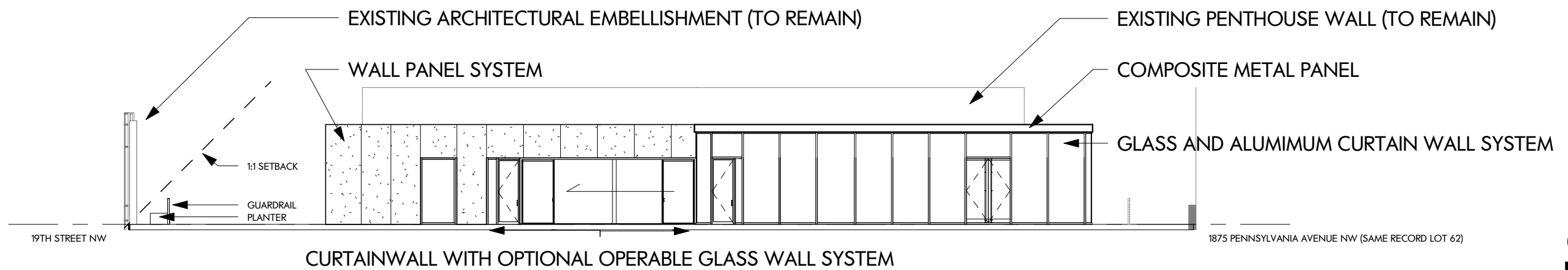
PENTHOUSE ELEVATIONS PROPOSED



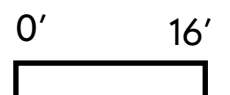
ELEV3: WEST PENTHOUSE ELEVATION



ELEV2: WEST PENTHOUSE ELEVATION

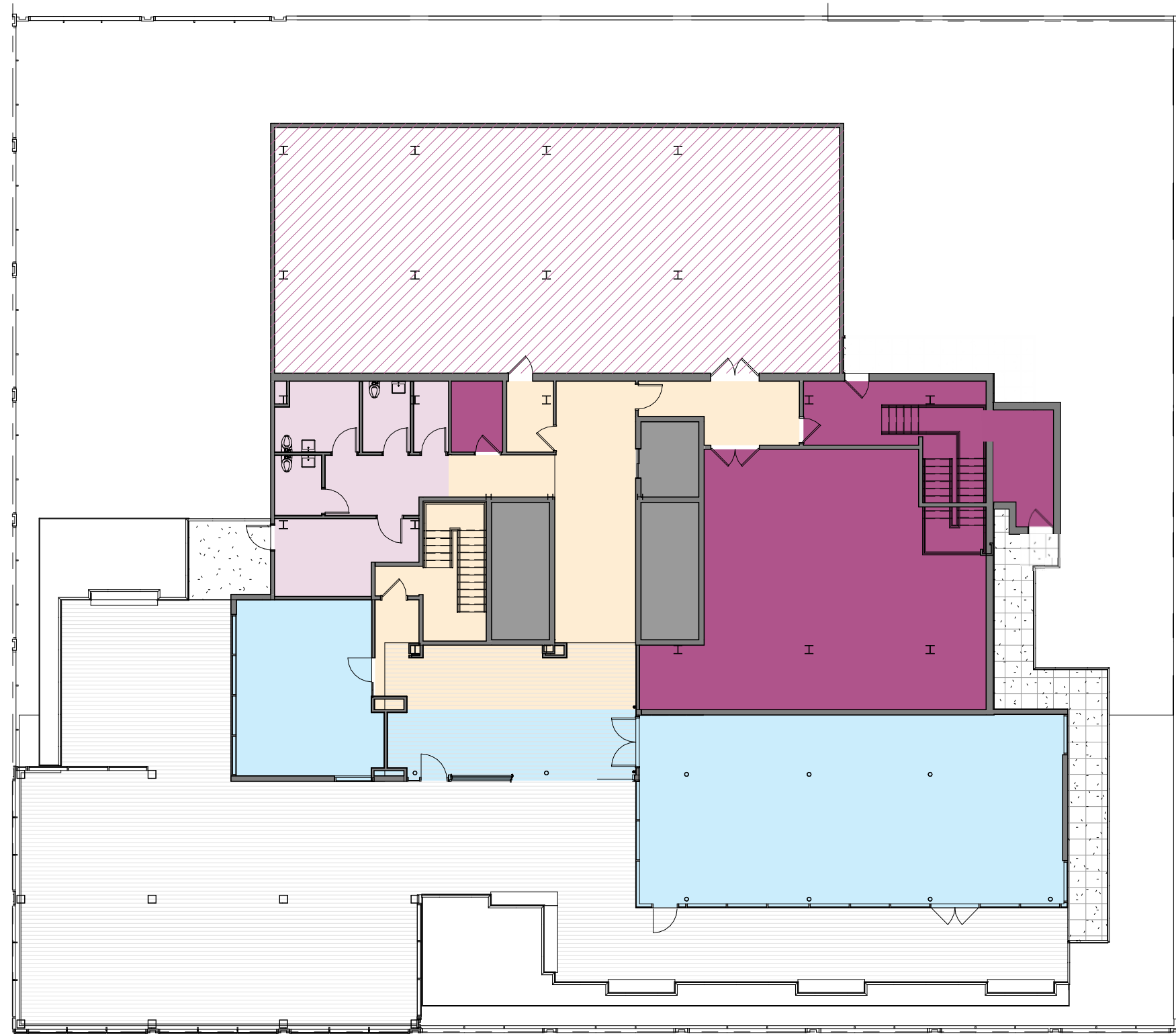


ELEV1: SOUTH PENTHOUSE ELEVATION



PENTHOUSE AREA PLAN

PROPOSED OCCUPIABLE PENTHOUSE AREAS

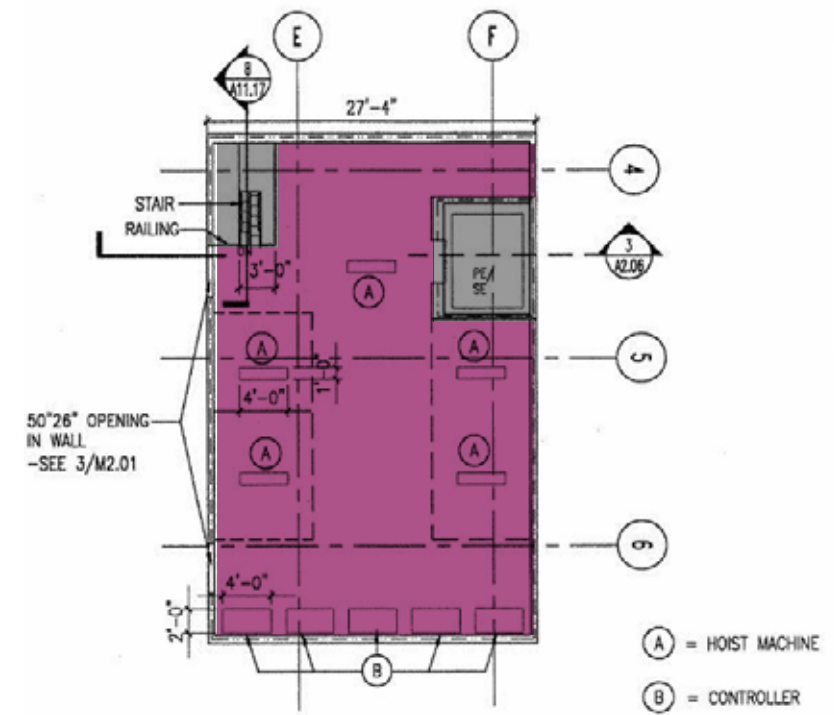


PENTHOUSE AREAS

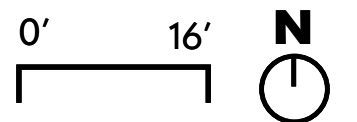
SF

	EXISTING MECHANICAL YARD (NOT ENCLOSED)	N/A
	MAJOR VERTICAL PENETRATIONS	N/A
	EXISTING CIRCULATION	1,035
	EXISTING MECHANICAL	2,581
	RECONFIGURED MECHANICAL	503
	NEW HABITABLE	1,932
	TOTAL	6,051

Please note:
Any minor variations will not increase the area of BZA relief requested or create new ones.



ELEVATOR MACHINE ROOM PLAN



PENTHOUSE PLAN