

1333 New Hampshire Avenue, NW
Z.C. Case No. 74-10/71-30F
Modification of Consequence



1333 New Hampshire Avenue



The scope of the proposed Modification of Consequence includes the following:

- New retail storefront
- Partial infill of 10th floor balcony
- Repair and coating of existing building façade
- Renovation and modification of existing penthouse structure
- Improvements to cellar-level access stairs located in adjacent public space

The Meridian Group desires to make improvements to the building at 1333 New Hampshire Avenue, NW. The building is in an ideal location just off of Dupont Circle, and there are several ways the quality and presence of the existing building can be improved. The existing office building is 12-stories tall and contains approximately 322,500 gross square feet. Built in 1979, the building is currently fully occupied at the ground floor level with retail and office tenants, and partially occupied on the upper floors with office tenants. There is also one level of currently occupied below-grade retail and office space, as well as below-grade parking.

Architecture Narrative:

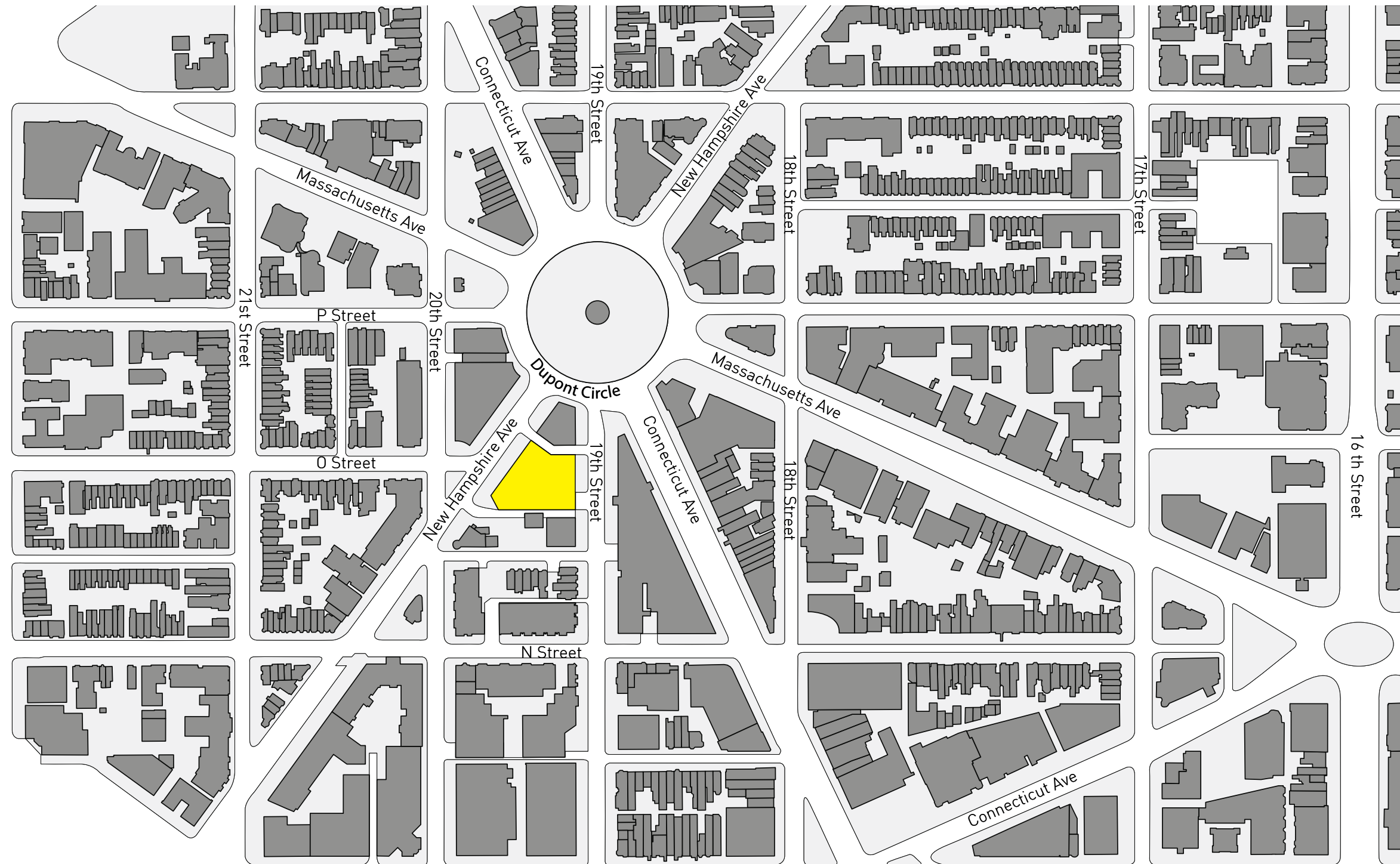
This mid-century style brutalist concrete office building occupies a very prominent place in the Dupont Circle neighborhood. It has been 20 years since the last effort to improve the building has occurred. The Meridian Group wish to make this building vibrant and a valued presence in the District by making thoughtful improvements that will revitalize it, and attract the type of tenants that this prominent location commands. The building's precast façade, while not of significant historical note, has interesting depth and patterning that will be preserved and repaired, as necessary. As part of the repair a coating will be adding to the façade that will brighten the current dated beige color of the existing precast, while strengthening and lengthening the life of the existing material. As an additional effort to make this building contribute to the vibrant cultural nature of Dupont Circle, artwork is proposed on the south side of the building to provide unexpected visual interest that complements the surroundings.

At the ground floor, rather than recessing the façade the proposed storefront is extended to the property line and engages the pedestrian with ultra-clear full height glazing that creates interest and an interaction with the public. New retail entrances are proposed to encourage and simplify entries, and the recessed public space openings to the cellar-level will be refinished to continue to encourage use of the cellar-level tenant space. The proposed design will continue to emphasize the lobby entries on 19th Street and New Hampshire Avenue by maintaining public access through the newly renovated building lobby and pedestrian arcade space.

An existing tenth floor balcony is not used as it was intended; and therefore will be partially enclosed with a new, slightly recessed clear glass window wall. As a result of the slight recess of the new window wall, the elevation of the building will still have the horizontal band created by the original recessed balcony, while allowing for improved use of that space.

At the penthouse level, existing mechanical and storage area will be fully renovated to include new habitable space devoted to office space and communal amenities. Specifically, the existing bunker-like precast panels of the penthouse will be removed, and the existing penthouse structure will be reused to create dedicated office space and shared occupant lounge and conferencing spaces.

1333 New Hampshire Avenue



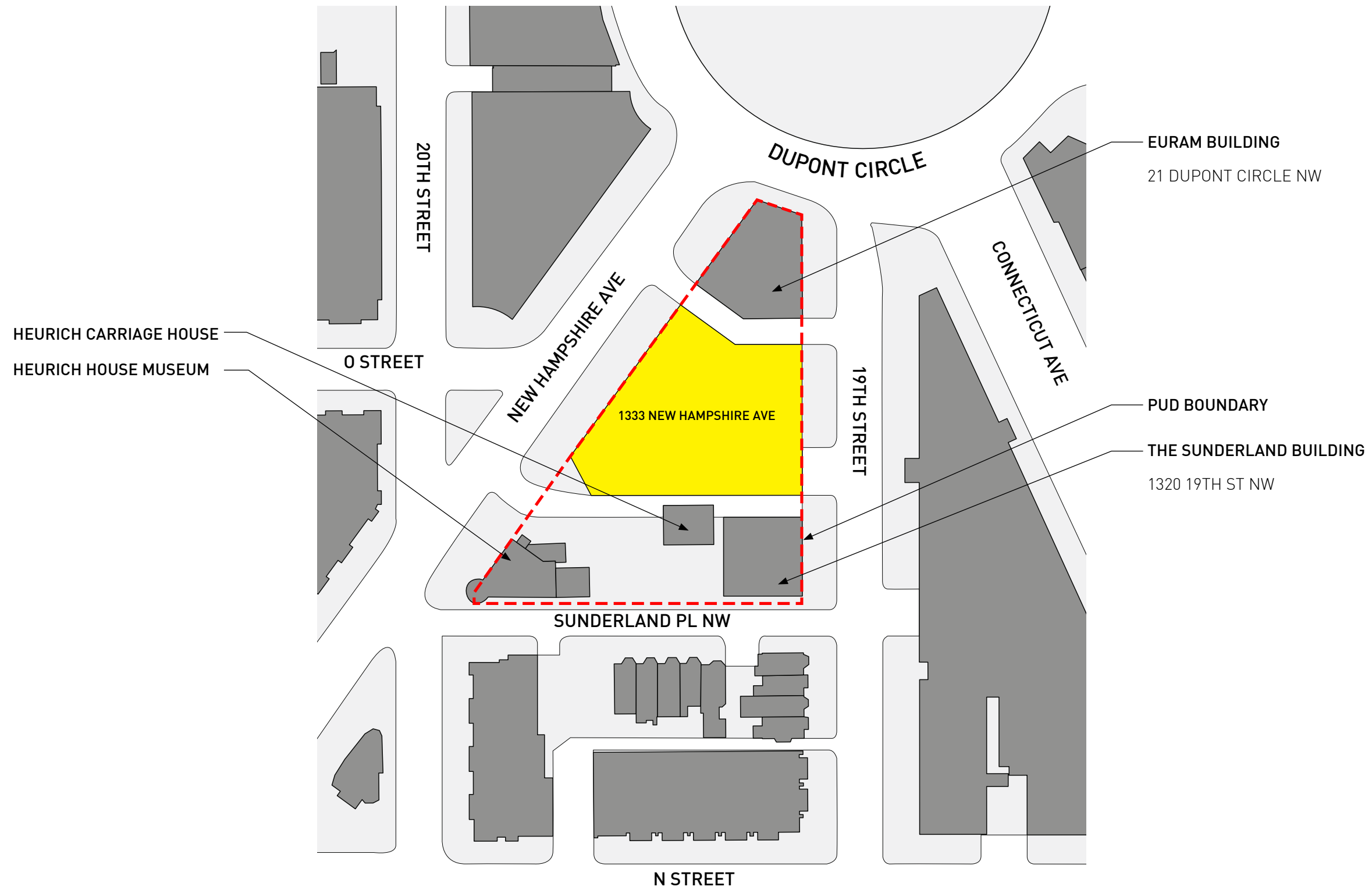
Context Site Plan



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1333 New Hampshire Avenue



1333 New Hampshire Avenue



1. 19th Street from North



2. 19th Street from South



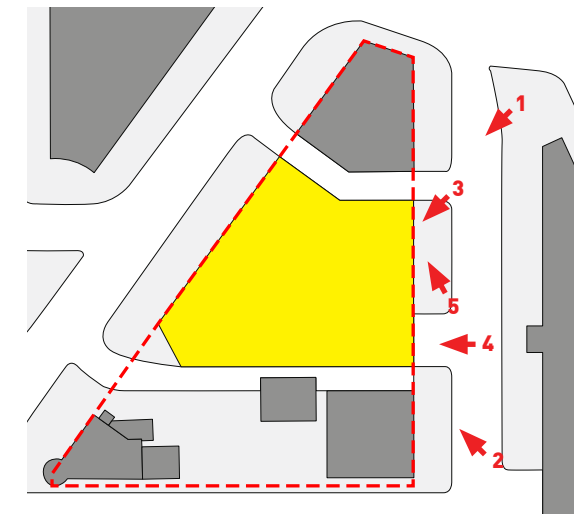
3. 19th Street Storefront



4. 19th Street Storefront



5. 19th Street Entrance & Well



Existing Building Photographs - 19th Street

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1333 New Hampshire Avenue



1. New Hampshire Ave from South



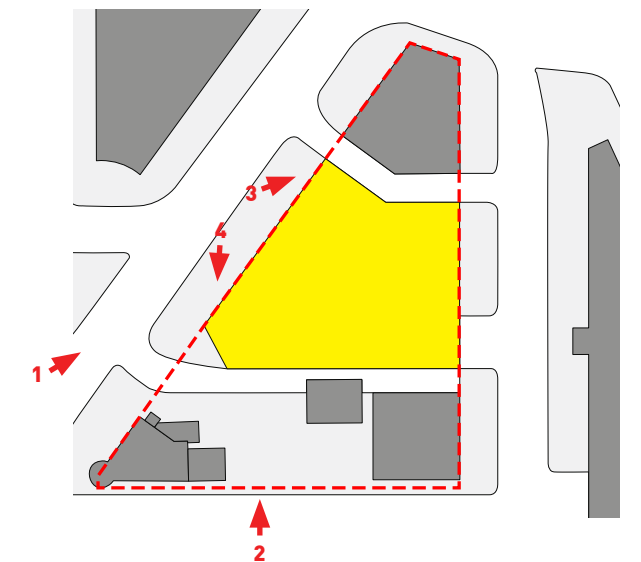
3. New Hampshire Ave Storefront



2. South Facade from Heurich Property



4. New Hampshire Ave Entrance



Existing Building Photographs - New Hampshire Ave

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1333 New Hampshire Avenue



1. 1320 19th St NW From South



3. 1320 19th St NW From North



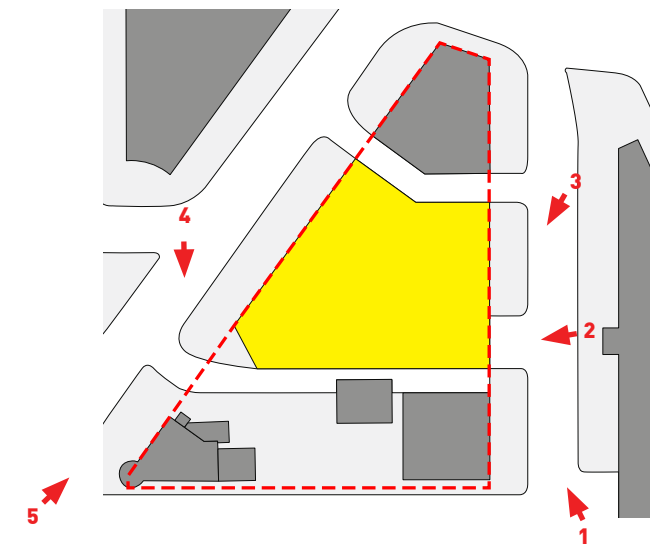
5. Heurich House from South



2. 1320 19th St NW From 19th St



4. Heurich House from North



Existing Context Photographs - 1320 19th St NW and Heurich House

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1. 21 Dupont Circle From North



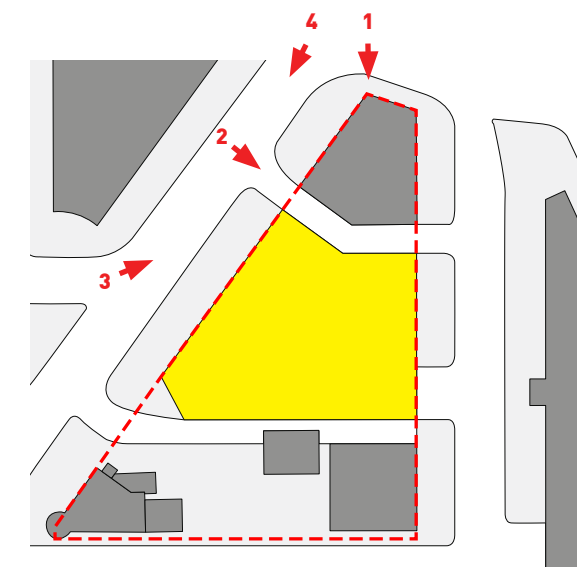
3. 21 Dupont Circle From North



2. 21 Dupont Circle From New Hampshire Ave

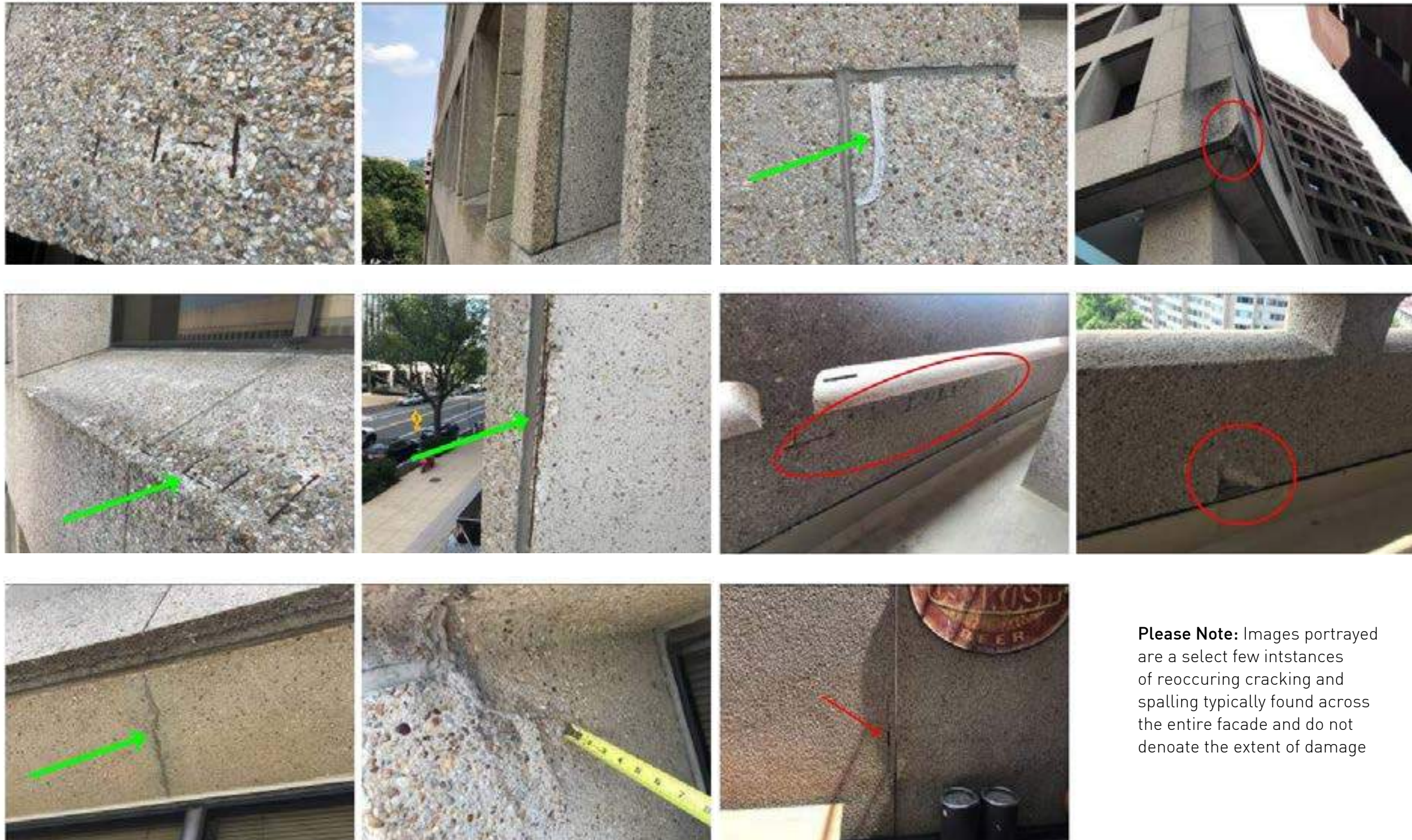


4. 21 Dupont Circle and Heurich House From North



Existing Context Photographs - 21 Dupont Circle

1333 New Hampshire Avenue



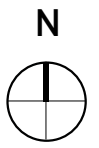
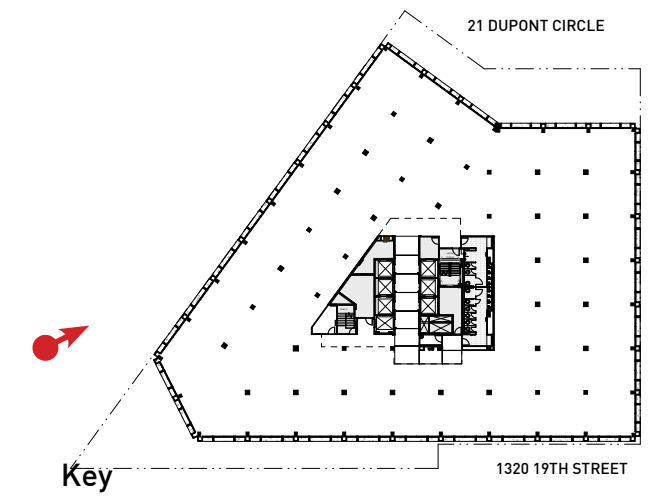
Please Note: Images portrayed are a select few instances of reoccurring cracking and spalling typically found across the entire facade and do not denote the extent of damage

Existing Context Photographs - Facade cracking and spalling

1333 New Hampshire Avenue



Perspective: Existing New Hampshire Ave



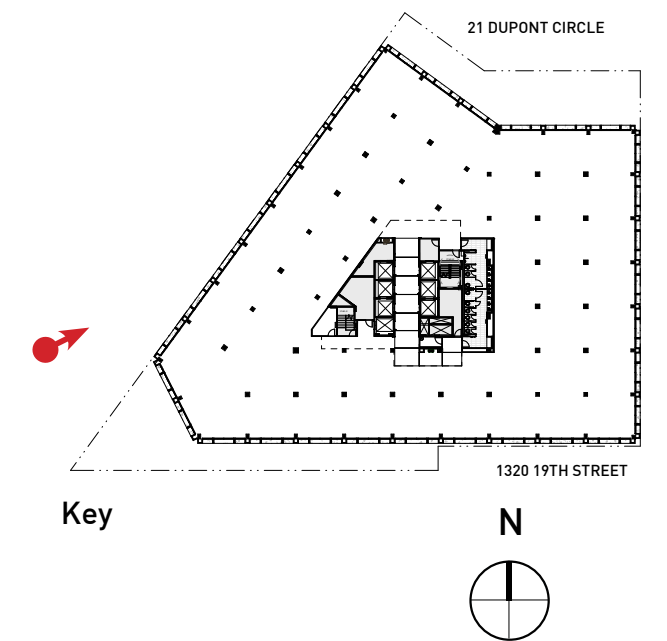
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Perspective: New Hampshire Ave - Precast Coating



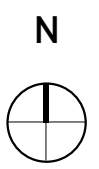
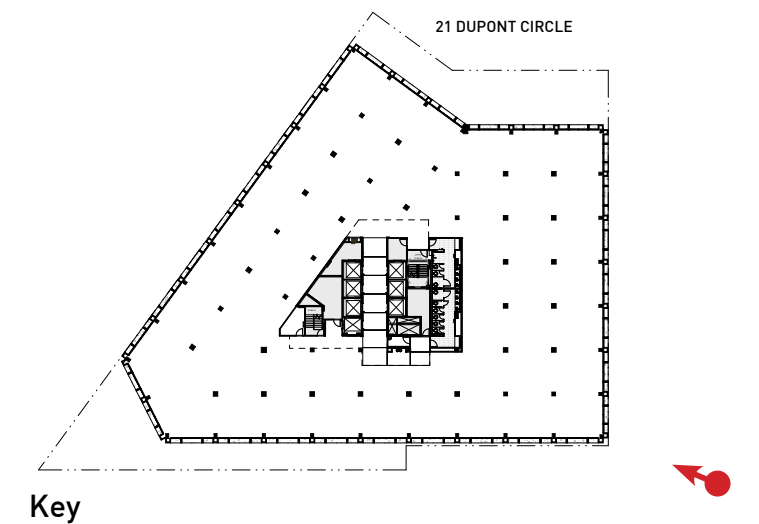
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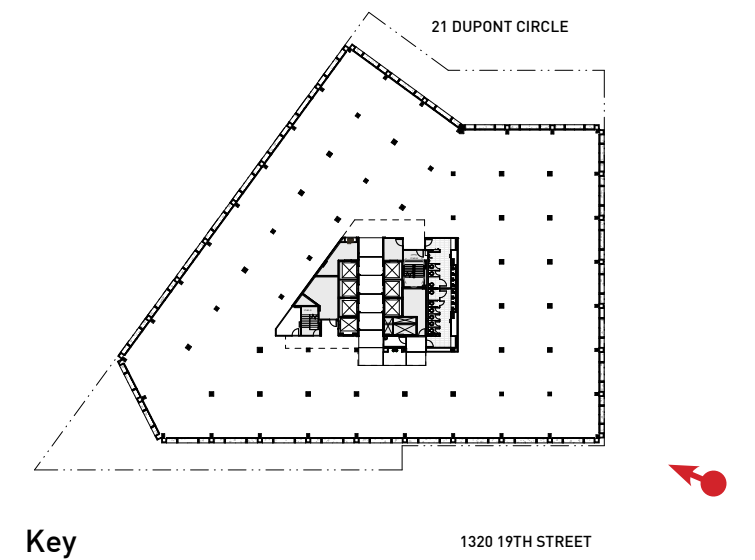
Perspective: 19th Street - Precast Coating Only



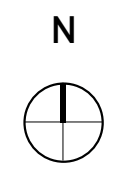
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1333 New Hampshire Avenue



Perspective: 19th Street - Precast Coating Only



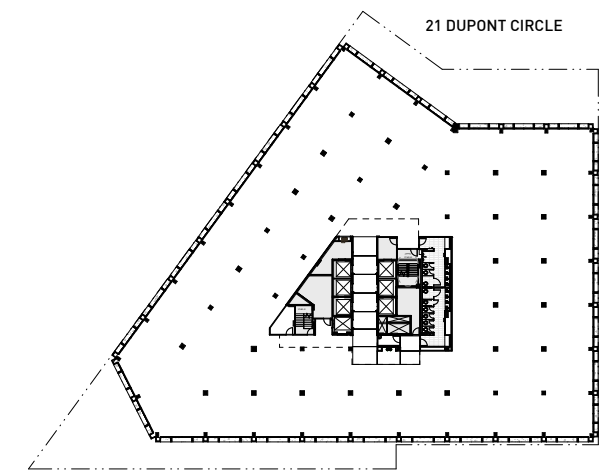
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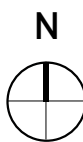
Perspective: Existing South Facade - Precast Coating & Graphic



Key



1320 19TH STREET



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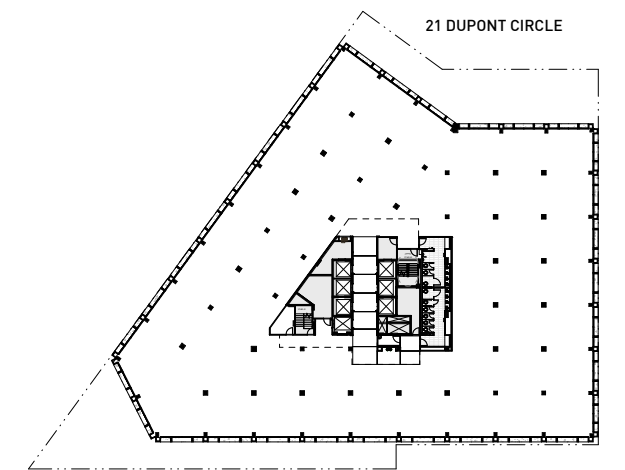


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Heurich House Museum is removed to show entire south facade

Perspective: South Facade - Precast Coating



Key



1320 19TH STREET

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EXISTING PRECAST COLOR



PROPOSED COATING COLOR APPROXIMATION

Facade Comparison

1333 New Hampshire Avenue



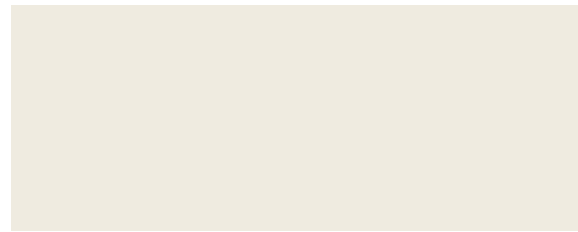
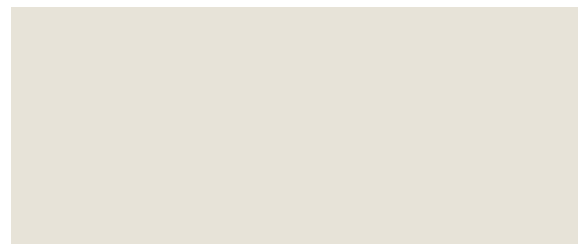
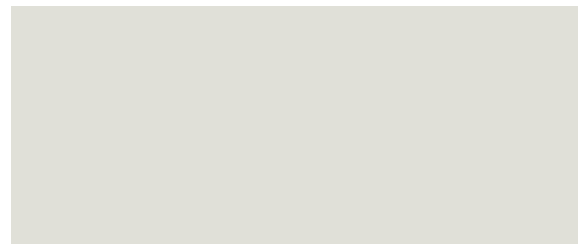
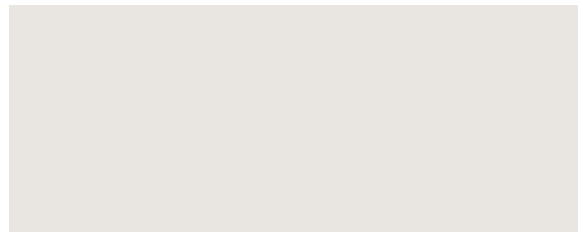
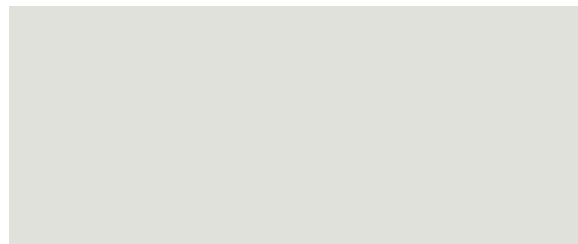
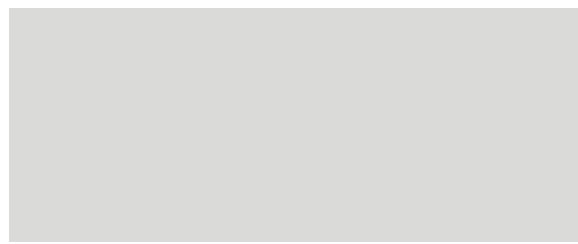
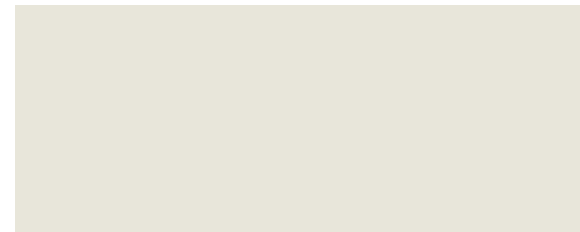
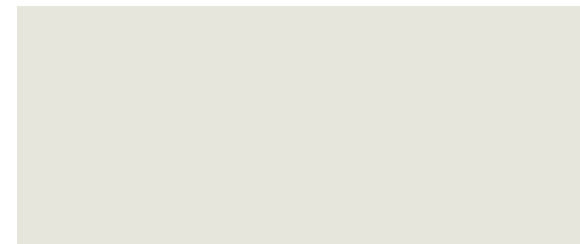
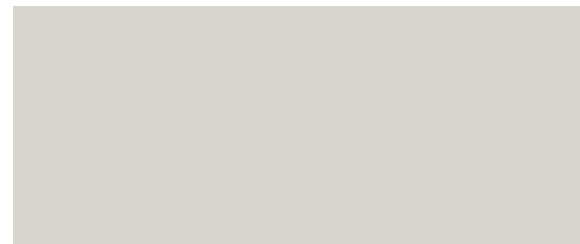
INSULATED GLASS
Low Iron Ultra Clear GL-1



EXTERIOR METAL
MTL-2



STOREFRONT BASE & MULLIONS
MTL-3

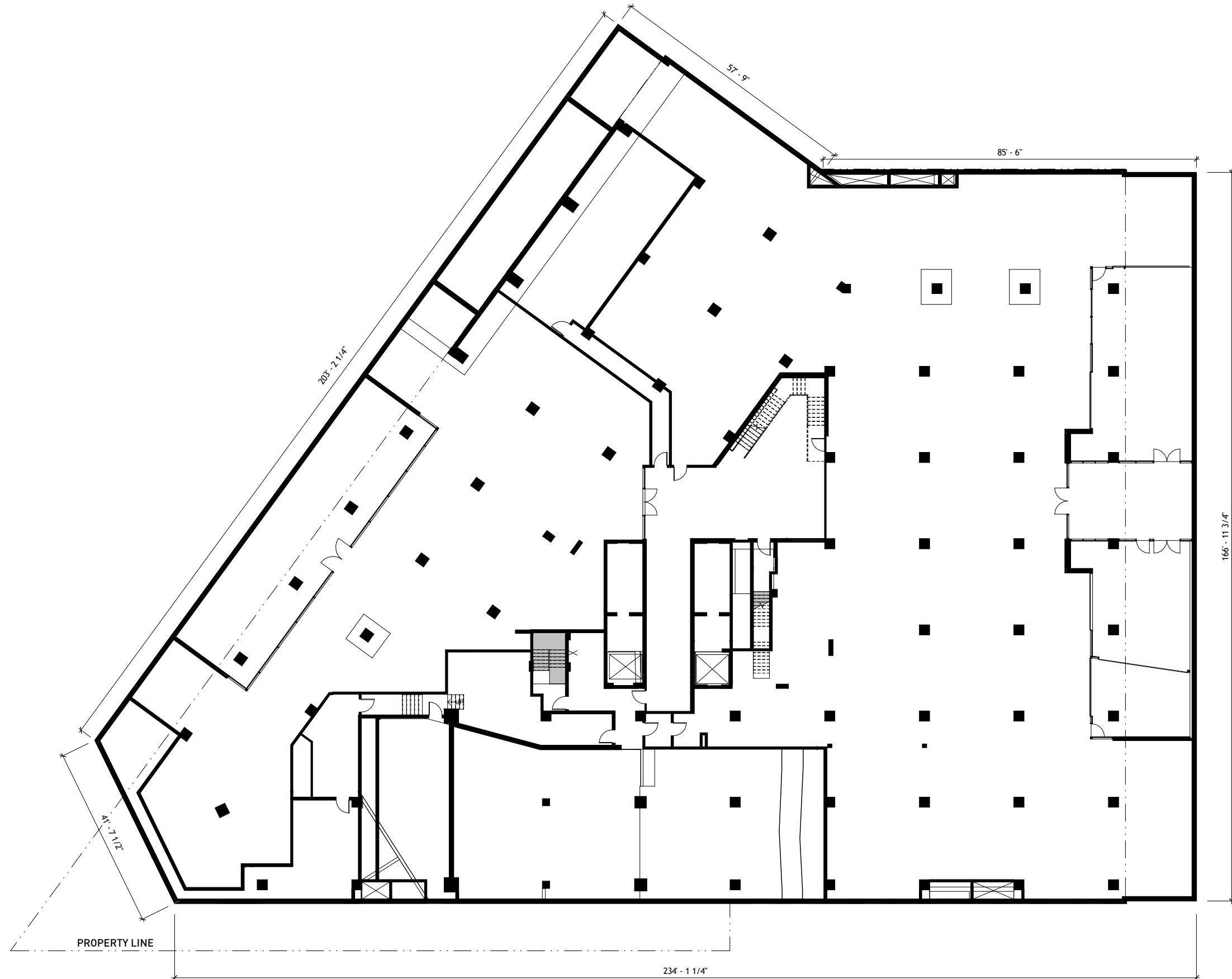


POTENTIAL FACADE COATING COLORS

COLOR SWATCHES SHOWN ARE INDICATIVE OF COATING RANGE. FINAL COLOR CHOICE TO BE DETERMINED UPON REVIEW OF MOCK UP COMPARISONS.

PLEASE NOTE THAT COLORS MAY APPEAR DIFFERENT THAN ORIGINAL BASED ON COMPUTER GRAPHIC COLOR RESOLUTION AND/OR PRINTER COLOR SETTINGS.

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Existing Concourse Level Plan

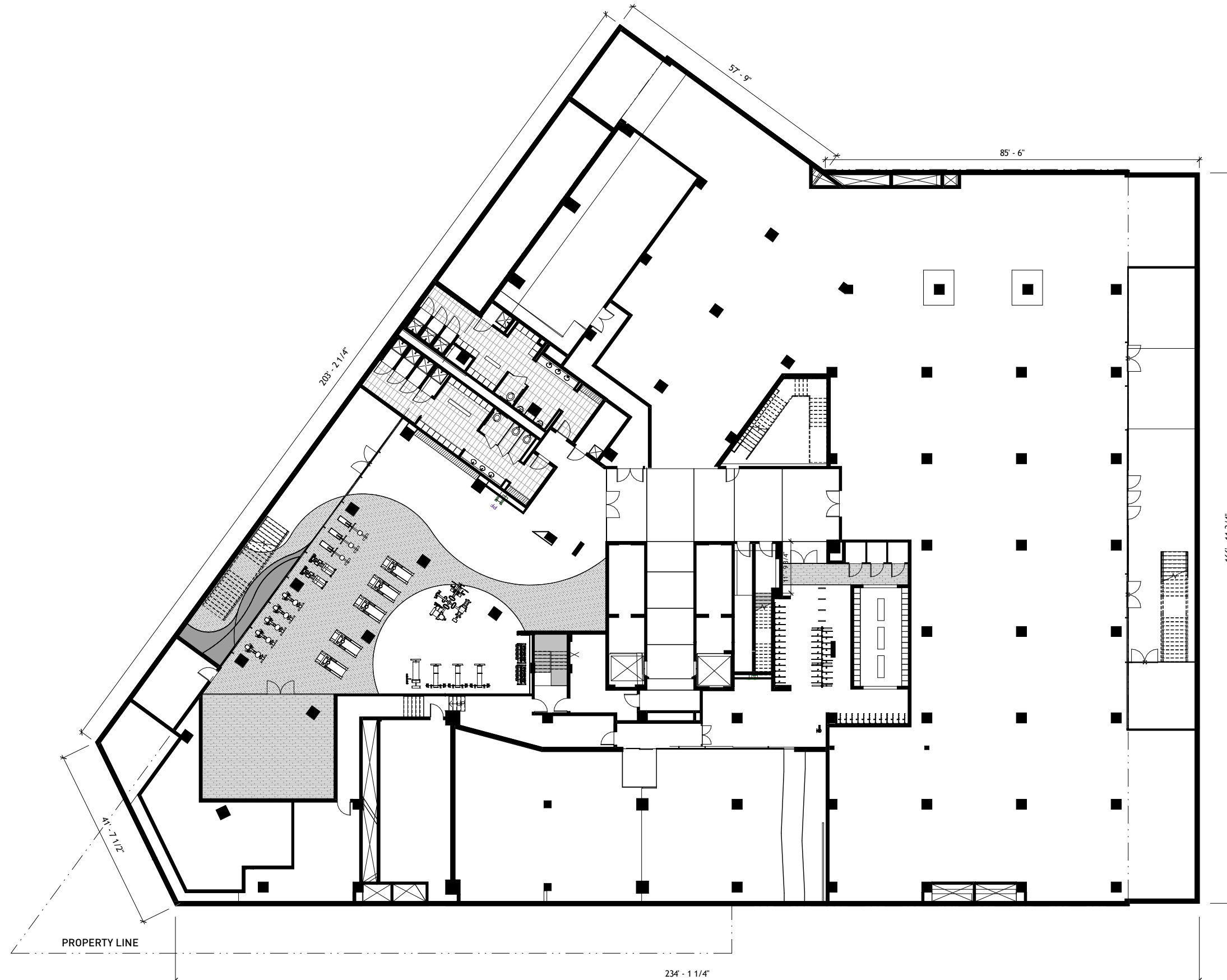


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New Concourse Level Plan

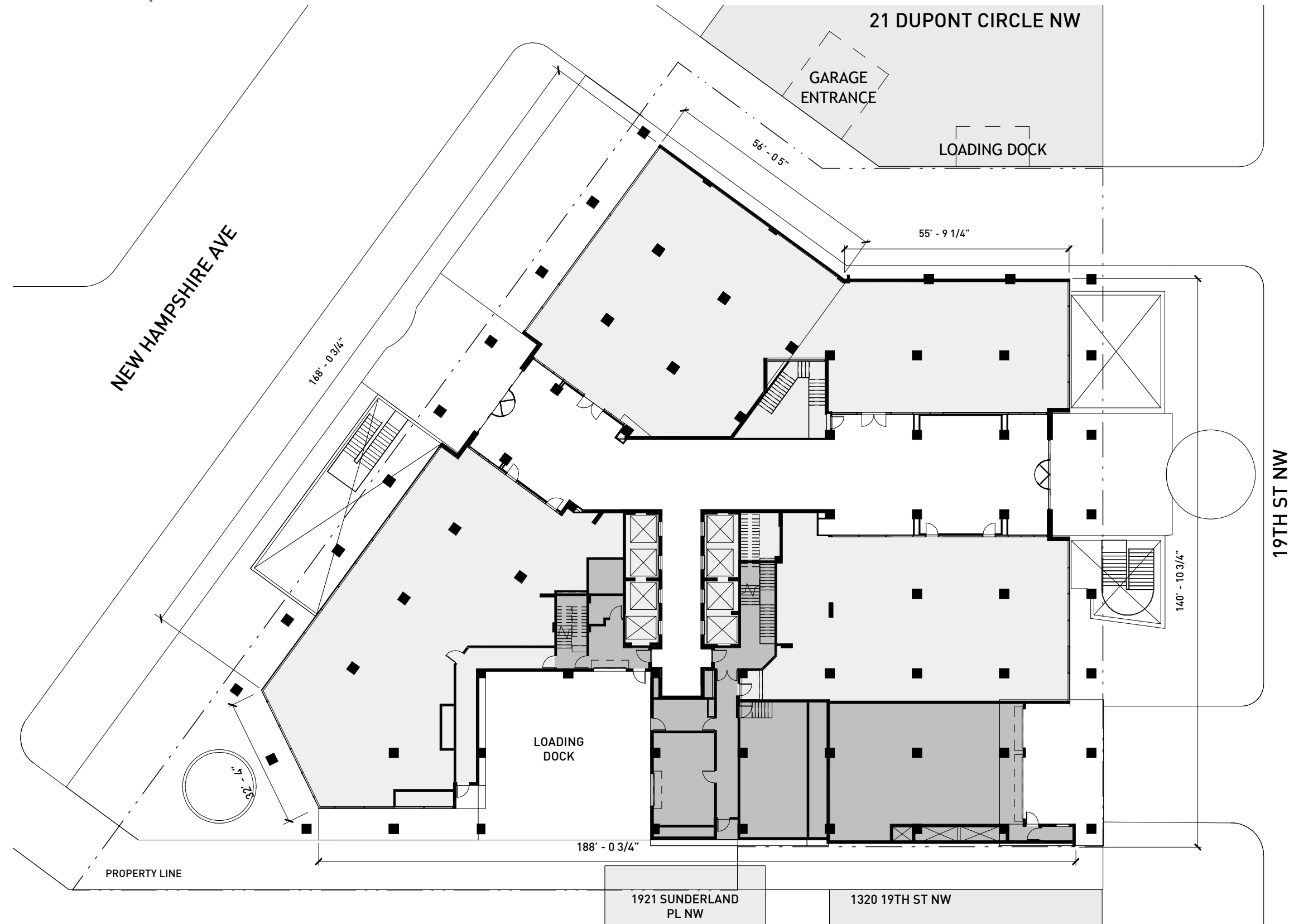


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Existing 1st Floor Plan

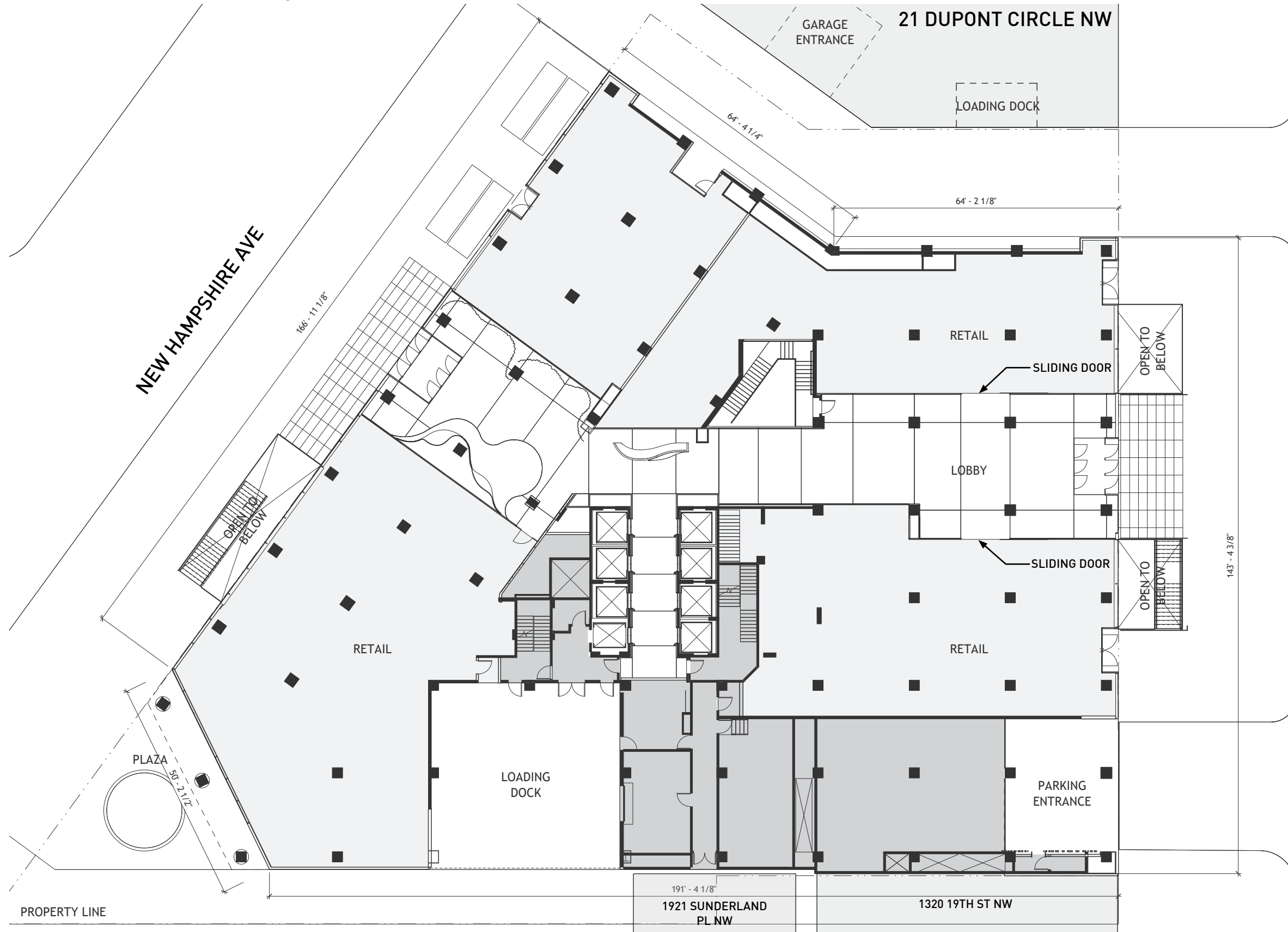


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New 1st Floor Plan

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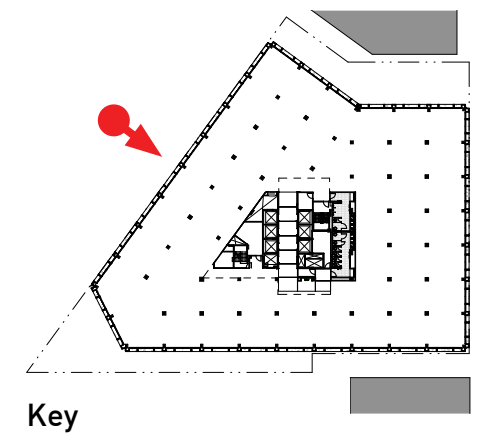


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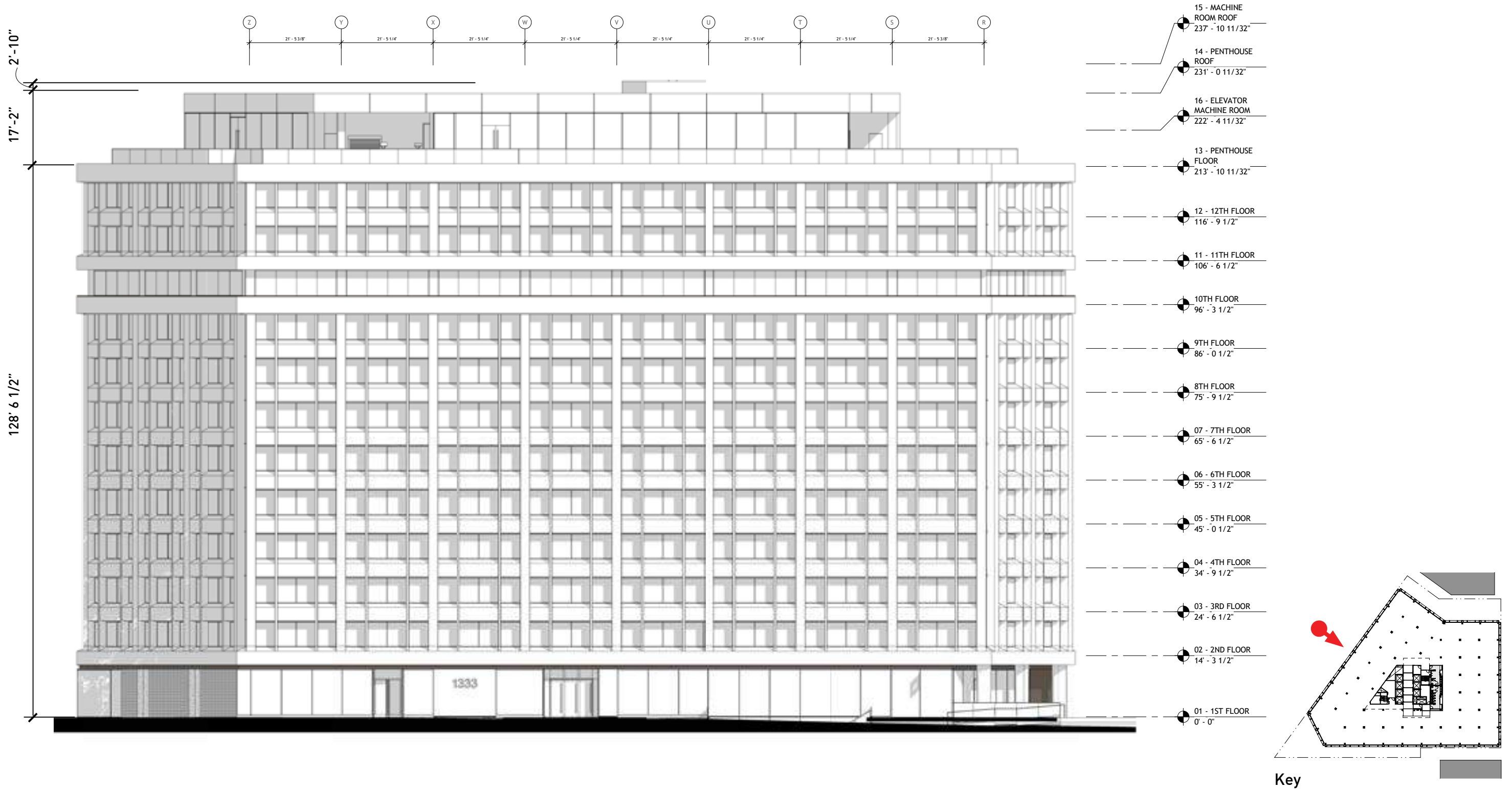


- 16 - MACHINE ROOM ROOF
152' - 6 1/2"
- 15 - PENTHOUSE ROOF
145' - 8 1/2"
- 14 - ELEVATOR MACHINE ROOM
137' - 0 1/2"
- 13 - PENTHOUSE FLOOR
128' - 6 1/2"
- 12 - 12TH FLOOR
116' - 9 1/2"
- 11 - 11TH FLOOR
106' - 6 1/2"
- 10 - 10TH FLOOR
96' - 3 1/2"
- 09 - 9TH FLOOR
86' - 0 1/2"
- 08 - 8TH FLOOR
75' - 9 1/2"
- 07 - 7TH FLOOR
65' - 6 1/2"
- 06 - 6TH FLOOR
55' - 3 1/2"
- 05 - 5TH FLOOR
45' - 0 1/2"
- 04 - 4TH FLOOR
34' - 9 1/2"
- 03 - 3RD FLOOR
24' - 6 1/2"
- 02 - 2ND FLOOR
14' - 3 1/2"
- 01 - 1ST FLOOR
0' - 0"



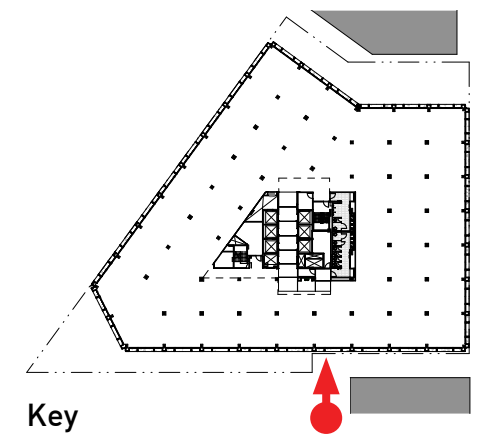
Existing West Elevation

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Proposed West Elevation

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Existing South Elevation

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