

SUPPLEMENTAL INFORMATION:
HISTORICAL BUILDING
PRESERVATION STRATEGY
PRESENTED TO HPRB 5/7/2014

INITIAL SUBMISSION

PROJECT N° 20110015 / 03862-001

ISSUE DATE: 06.13.2014

PUD 369 SUBMISSION

© 2014 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276

COLUMBIA PLACE HOTEL - BLOCK 369
Square 369, Washington, DC

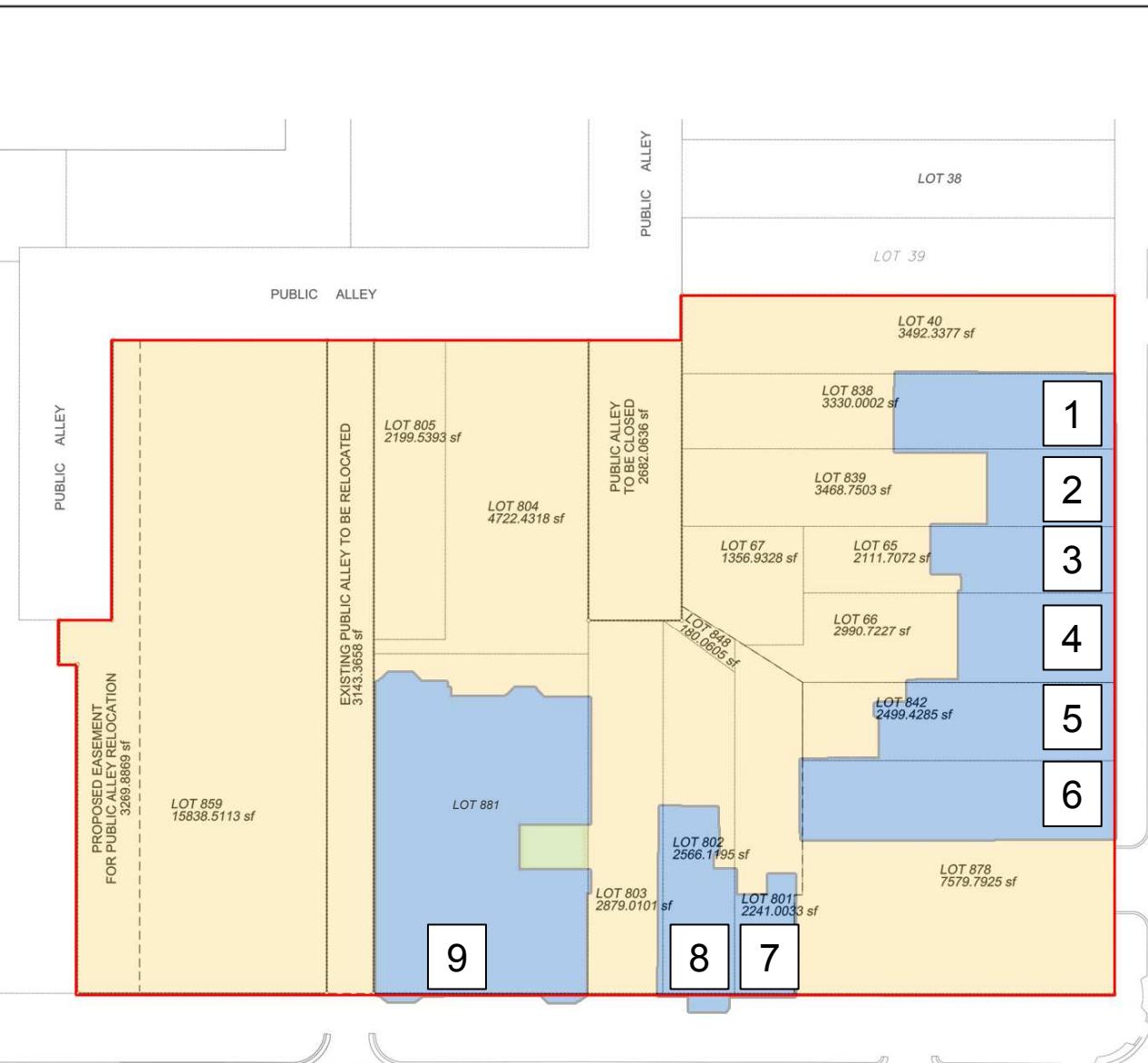


COOPER CARRY

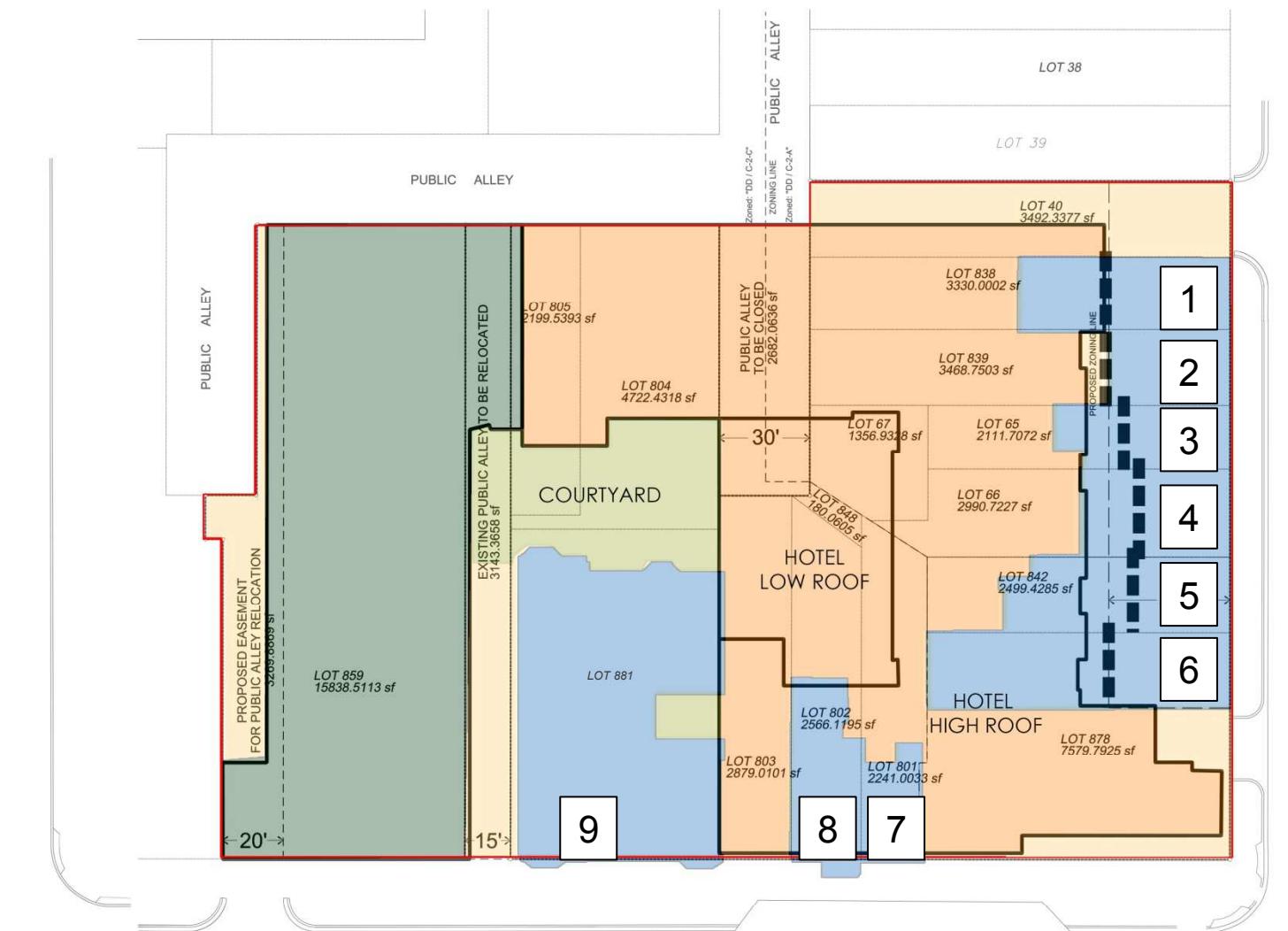
tv&design

ZONING COMMISSION
District of Columbia
CASE NO.14-09
EXHIBIT NO.4A8

PUD 369



Existing site plan



Proposed site plan



20110015

MAY 7, 2014

SITE PLANS AND HISTORIC BUILDING LOCATIONS

PAGE 4 of 49

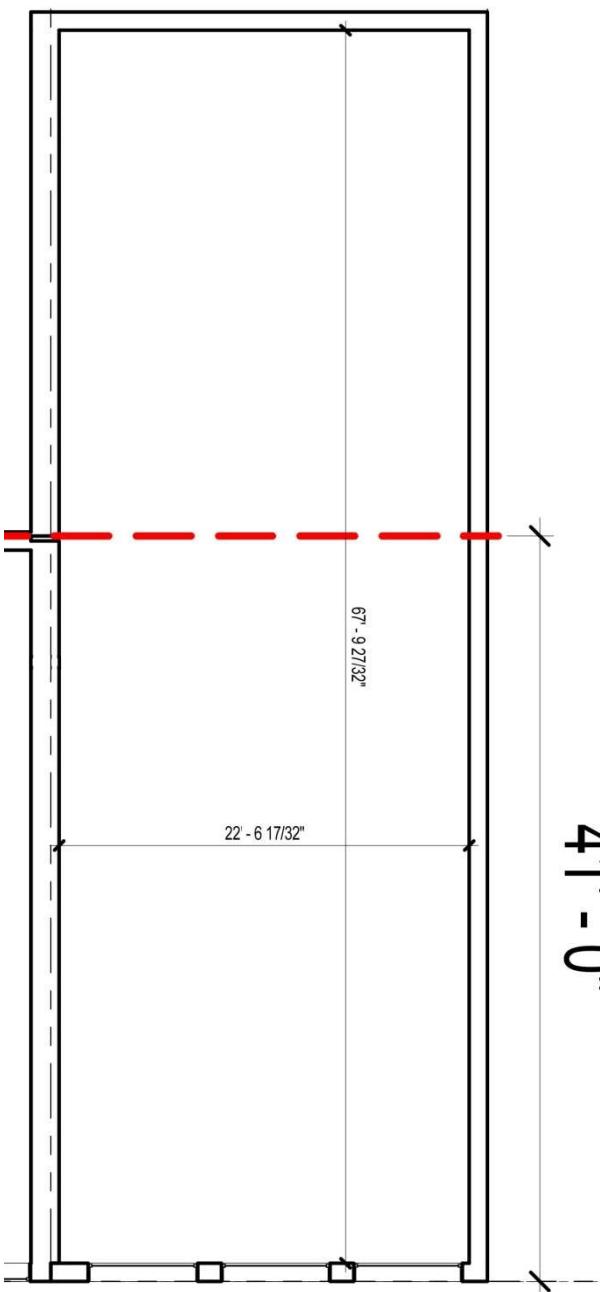
HISTORIC PRESERVATION REVIEW BOARD PRESENTATION PACKAGE

COLUMBIA PLACE (SQUARE 369)
Washington, DC

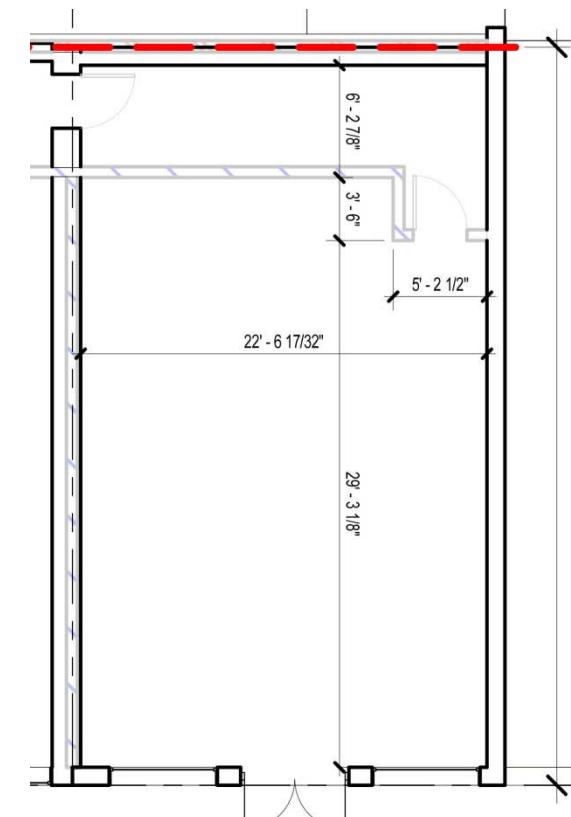
1

1114

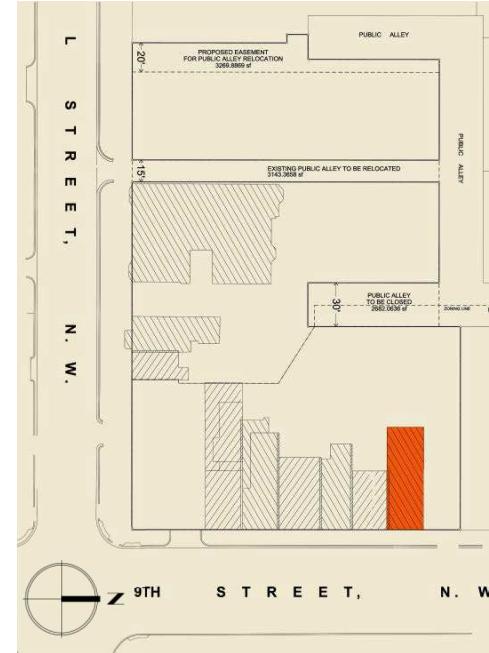
9TH STREET NW
SQUARE 369, LOT 838
HISTORIC LOT 19



ENLARGED EXISTING PLAN



ENLARGED PROPOSED PLAN



20110015

MAY 7, 2014

LOT 838 BUILDING INFORMATION

PAGE 6 of 49

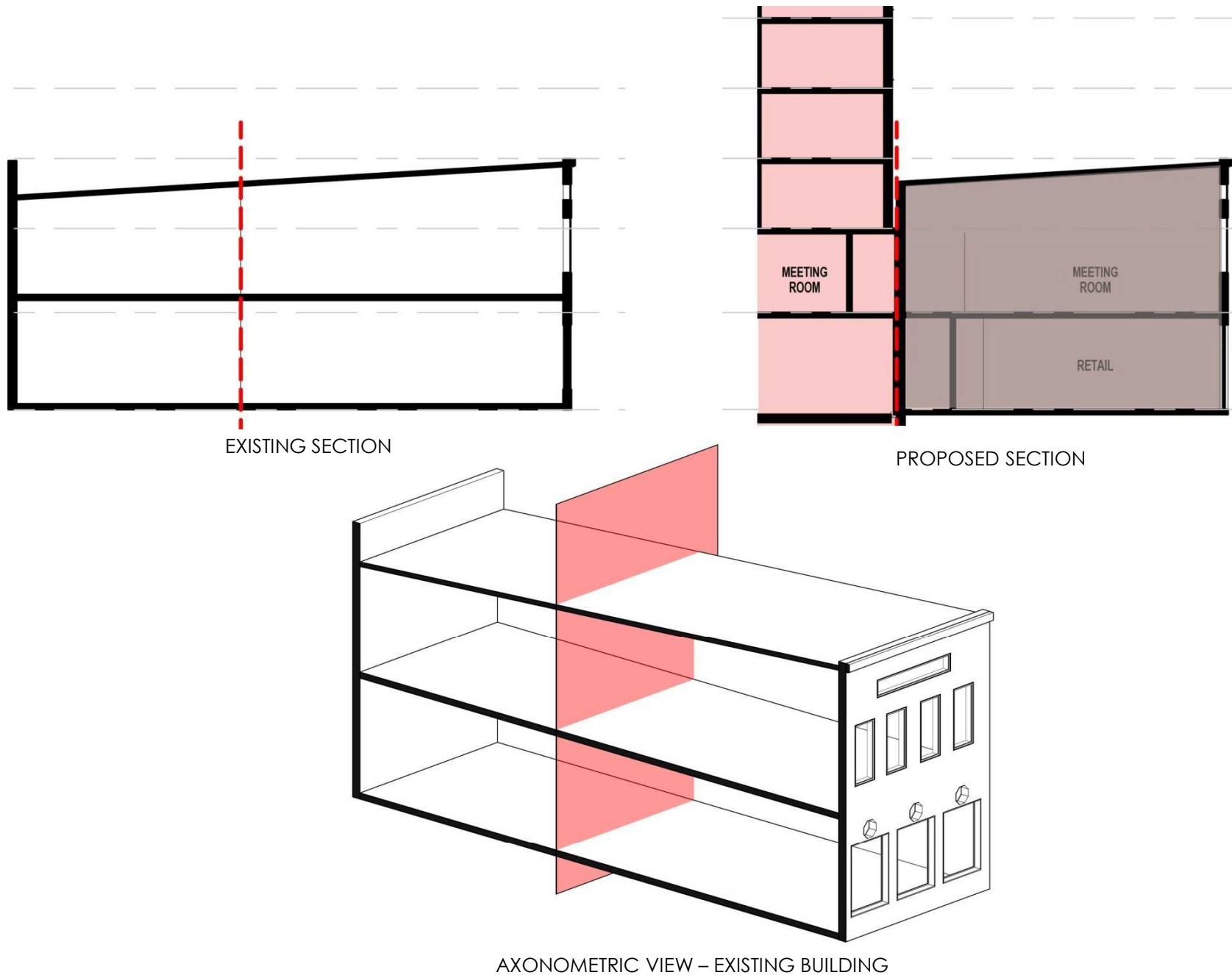
HISTORIC PRESERVATION REVIEW BOARD
PRESENTATION PACKAGE

1114

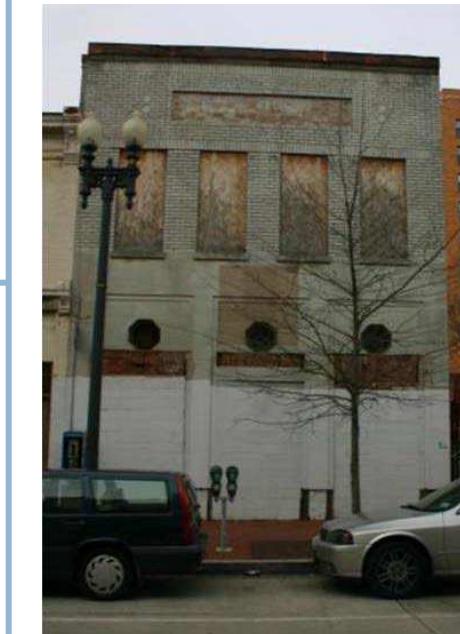
9TH STREET NW
SQUARE 369, LOT 838
HISTORIC LOT 19

BUILDING DATA:

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



EXISTING CONDITIONS:



FRONT FAÇADE



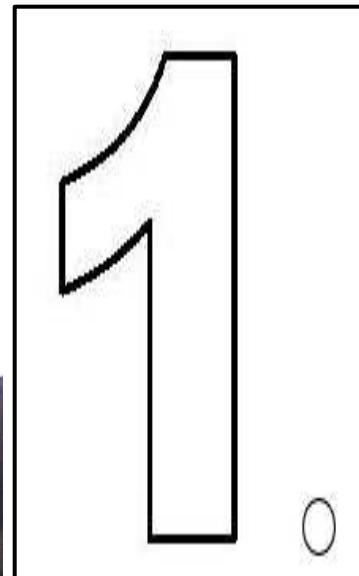
REAR FAÇADE



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.

20110015

MAY 7, 2014

LOT 838 BUILDING INFORMATION

PAGE 7 of 49

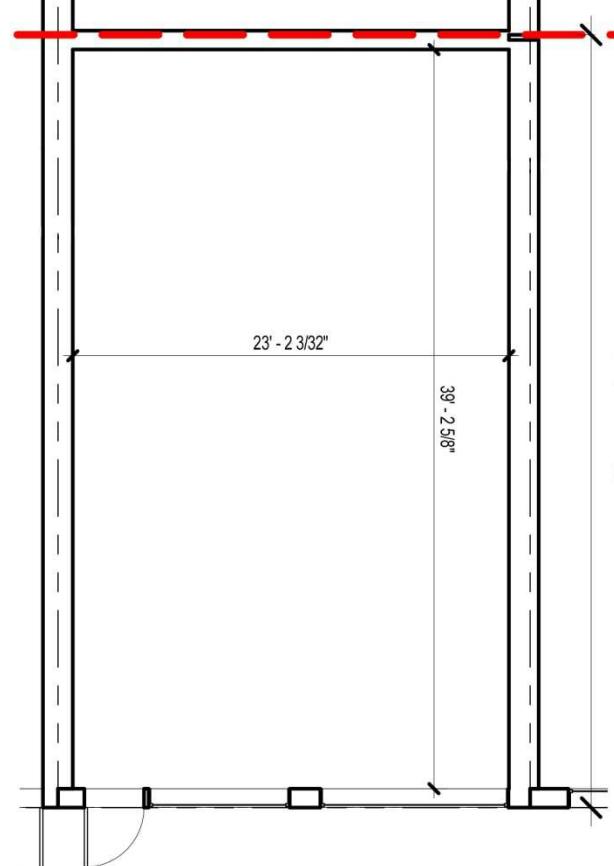
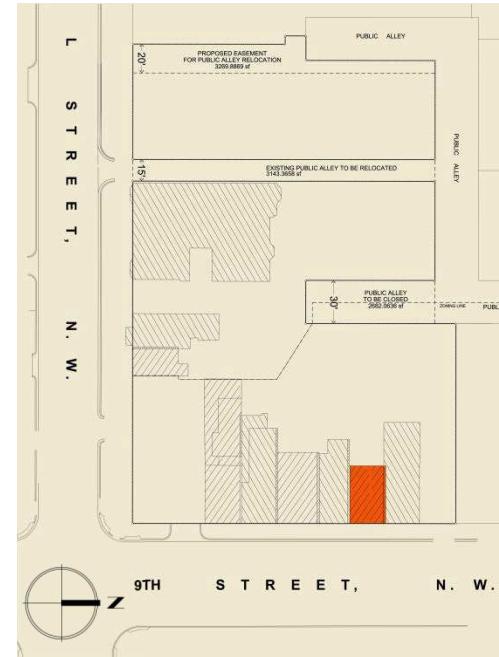
HISTORIC PRESERVATION REVIEW BOARD
PRESENTATION PACKAGE

COLUMBIA PLACE (SQUARE 369)
Washington, DC

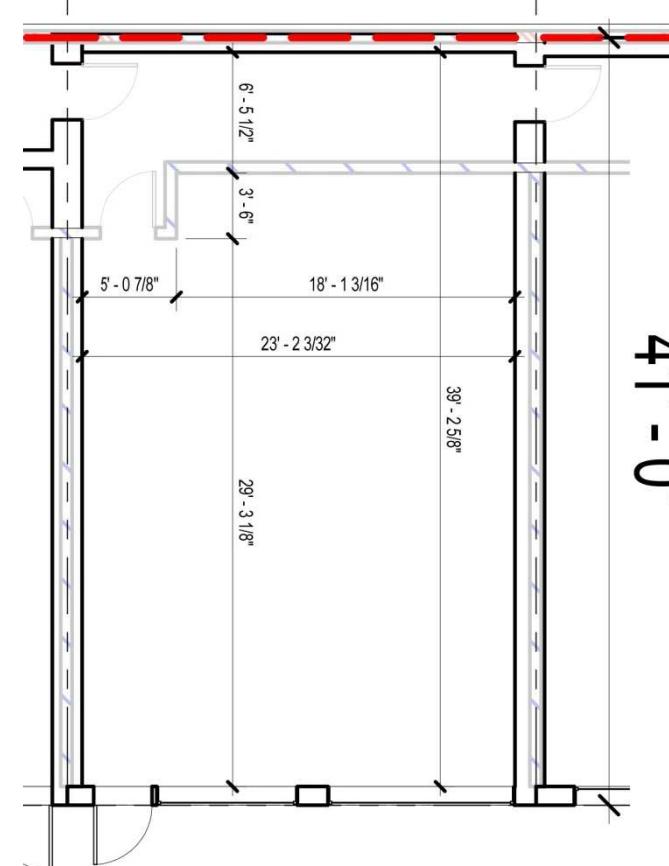
2

1112

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



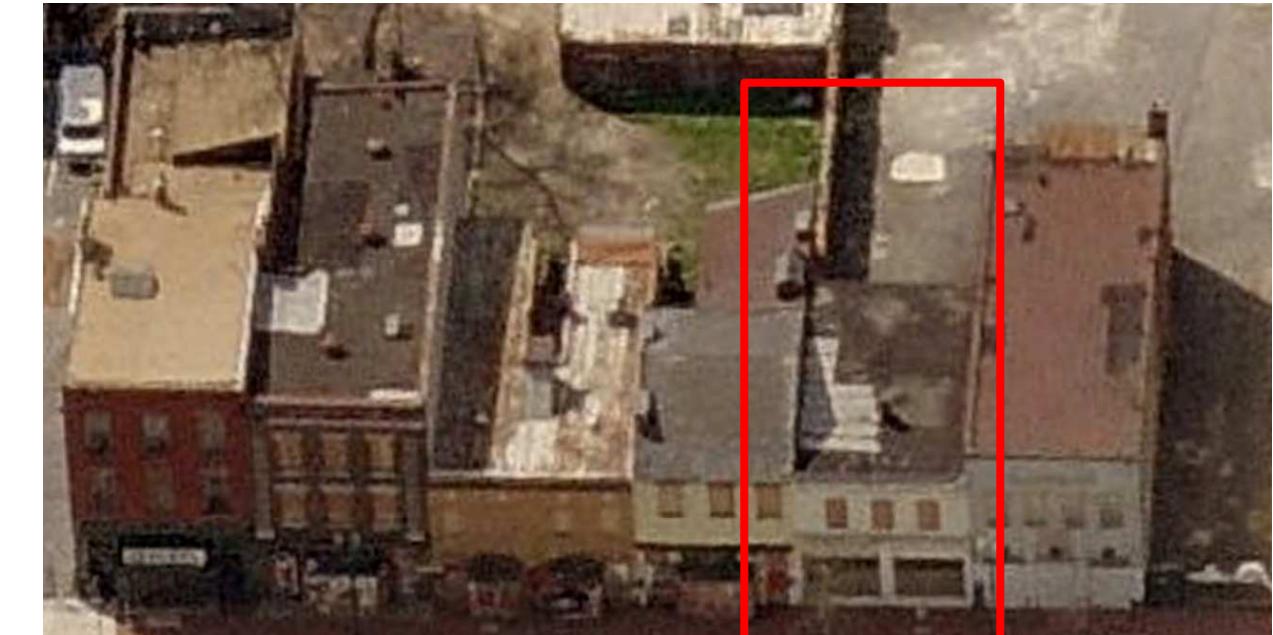
ENLARGED EXISTING PLAN



ENLARGED PROPOSED PLAN

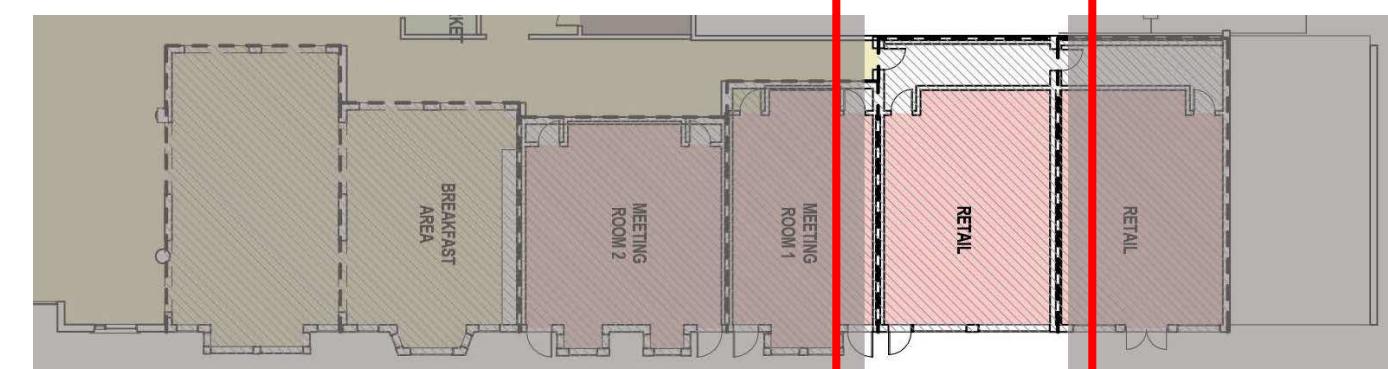


PROPOSED ELEVATION



EXISTING AERIAL

SECOND LEVEL PLAN



GROUND LEVEL PLAN

20110015

MAY 7, 2014

LOT 839 BUILDING INFORMATION

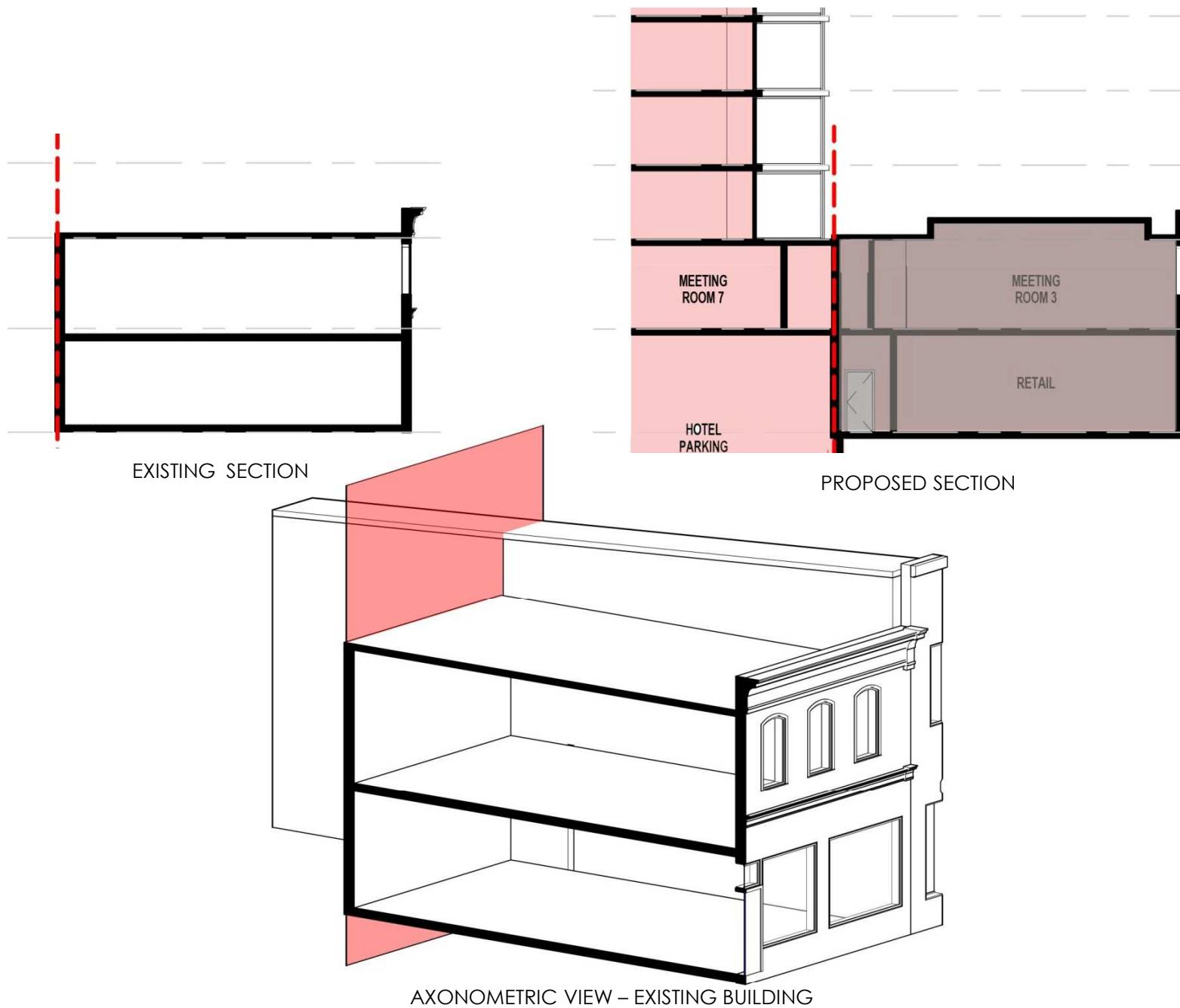
PAGE 8 of 49

HISTORIC PRESERVATION REVIEW BOARD
PRESENTATION PACKAGE

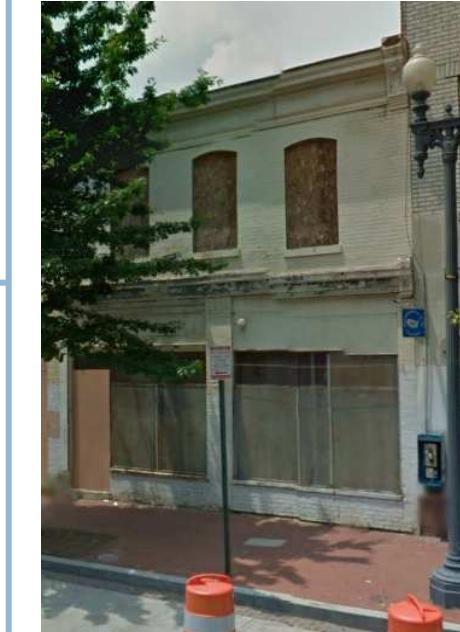
9TH STREET NW
SQUARE 369, LOT 839
HISTORIC LOT:
PARTS OF LOT 19 & 20

BUILDING DATA:

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



EXISTING CONDITIONS:



FRONT FAÇADE

REAR FAÇADE



SIDE 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 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.

20110015

MAY 7, 2014

LOT 839 BUILDING INFORMATION

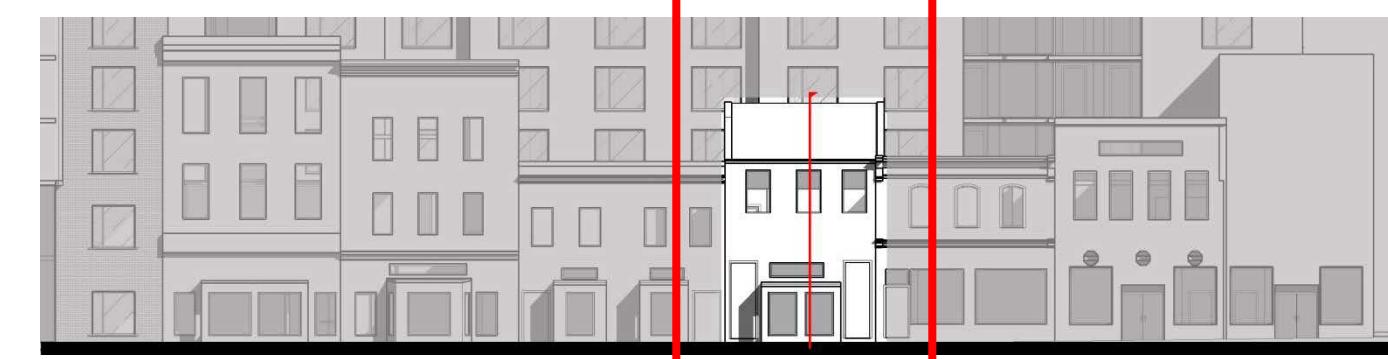
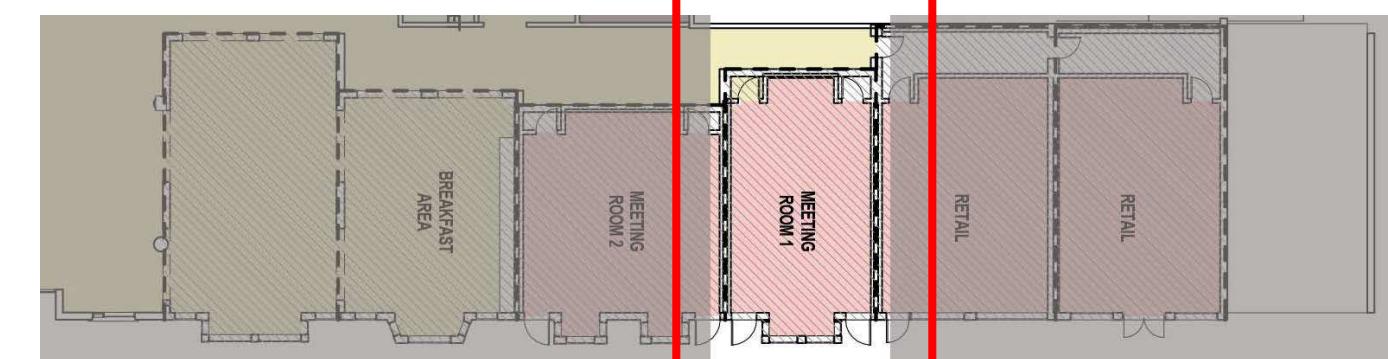
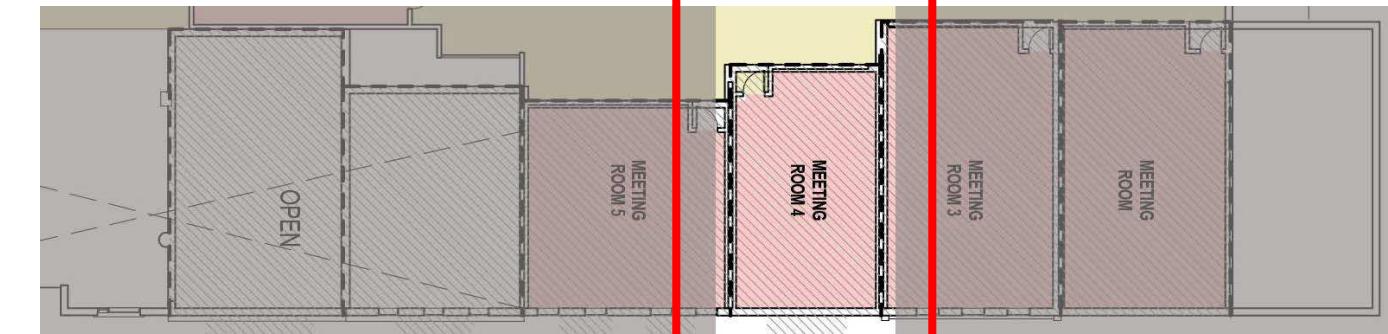
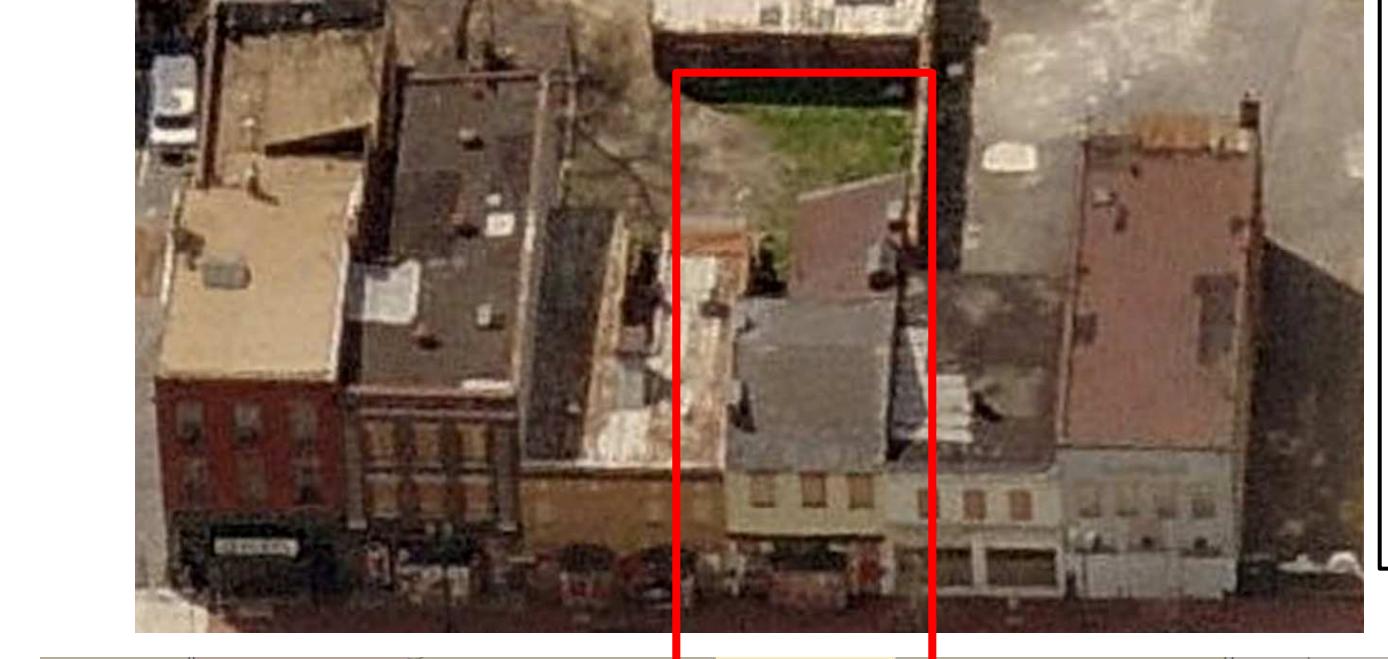
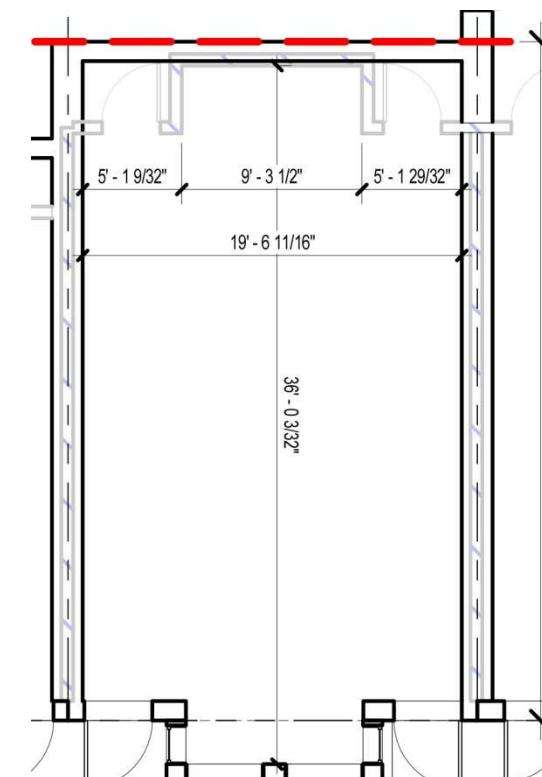
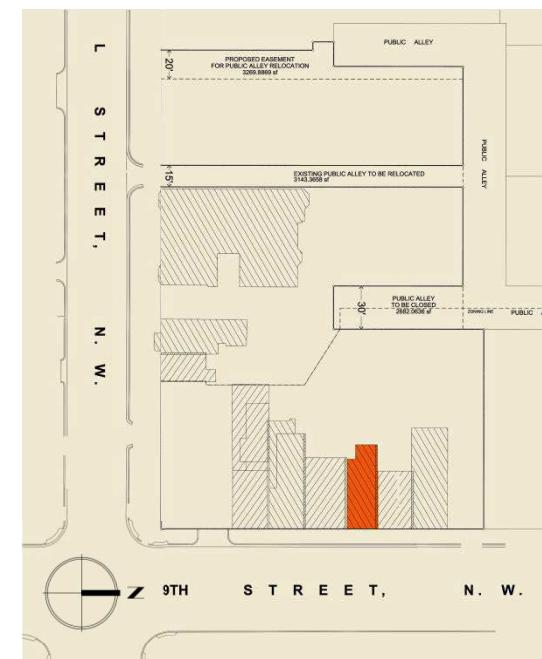
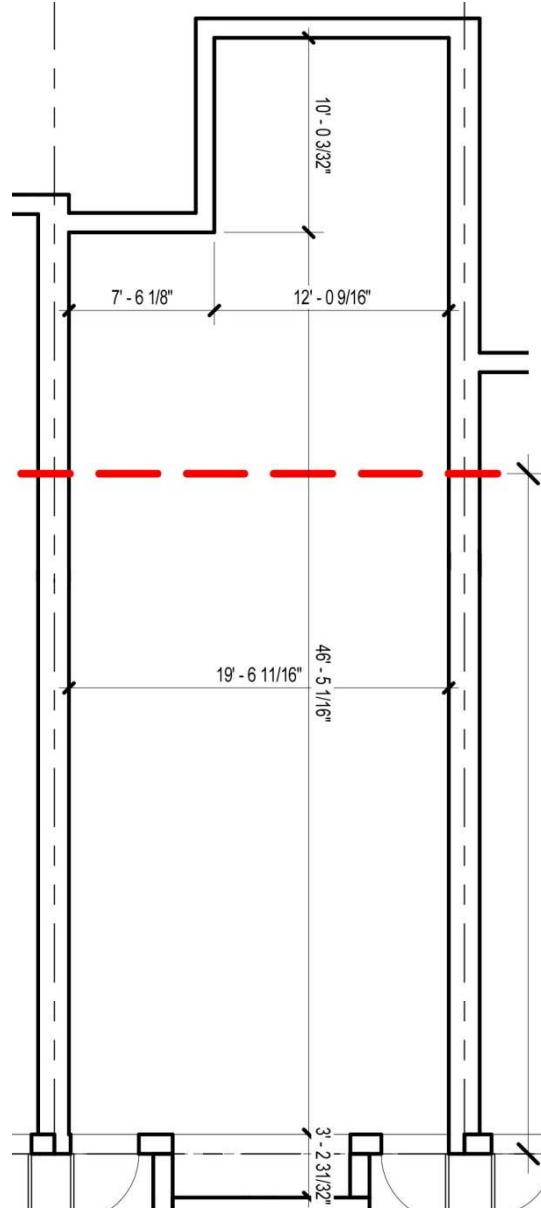
PAGE 9 of 49

3

1110

9TH STREET NW

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



20110015

MAY 7, 2014

LOT 65 BUILDING INFORMATION

PAGE 10 of 49

HISTORIC PRESERVATION REVIEW BOARD
PRESENTATION PACKAGE

© 2014 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia Tel. 404-237-2000 Fax 404-237-0276

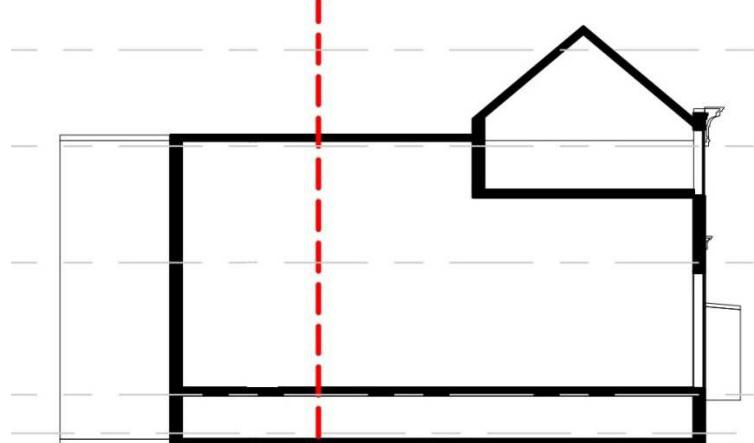
COLUMBIA PLACE (SQUARE 369)
Washington, DC

COOPER CARRY
tvsdesign

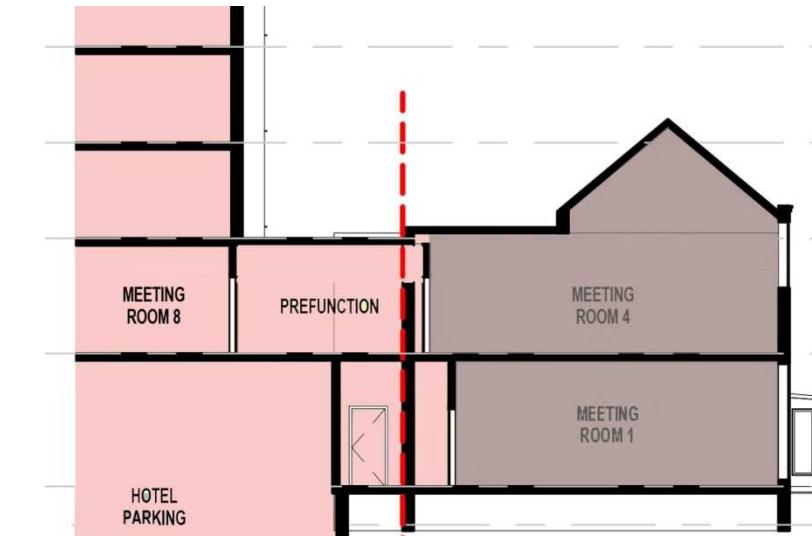
SQUARE 369, LOT 65
HISTORIC LOT:
PART OF LOT 20

BUILDING DATA:

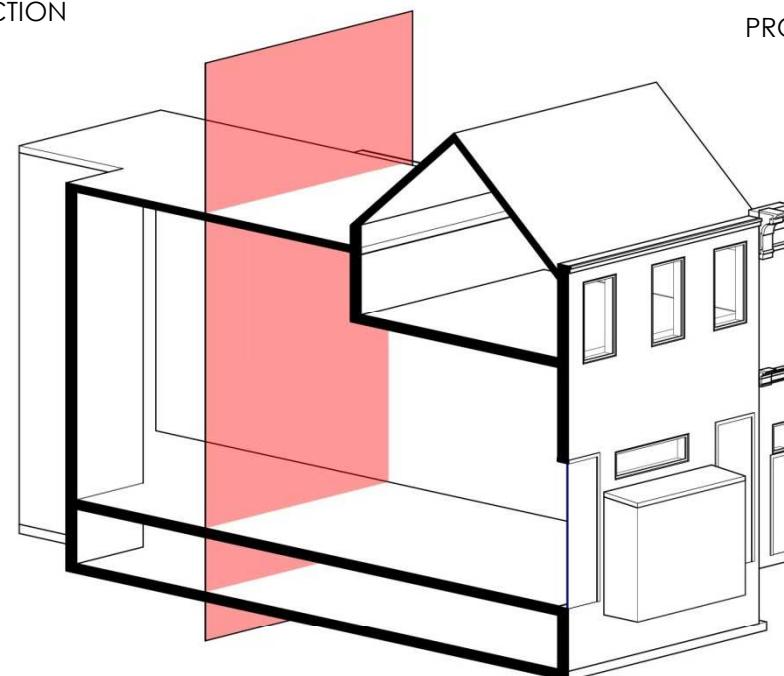
YEAR BUILT	BY 1857
ARCHITECT	UNKNOWN
ORIGINAL USE	DWELLING
SUBSEQUENT USES	DWELLING / COMMERCIAL



EXISTING SECTION

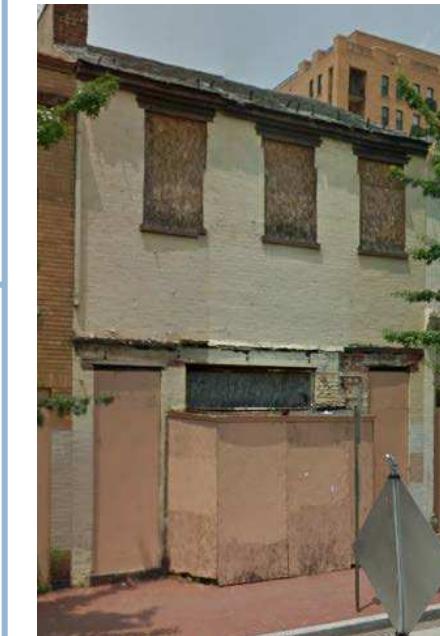


PROPOSED SECTION



AXONOMETRIC VIEW – EXISTING BUILDING

EXISTING CONDITIONS:



FRONT FAÇADE



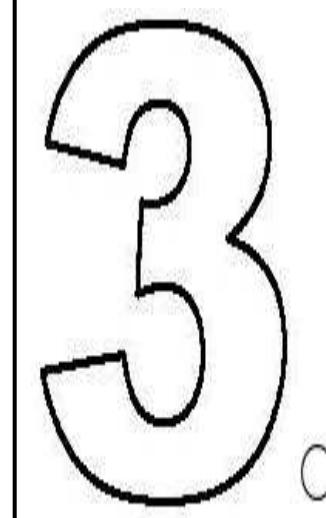
REAR FAÇADE



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.

20110015

MAY 7, 2014

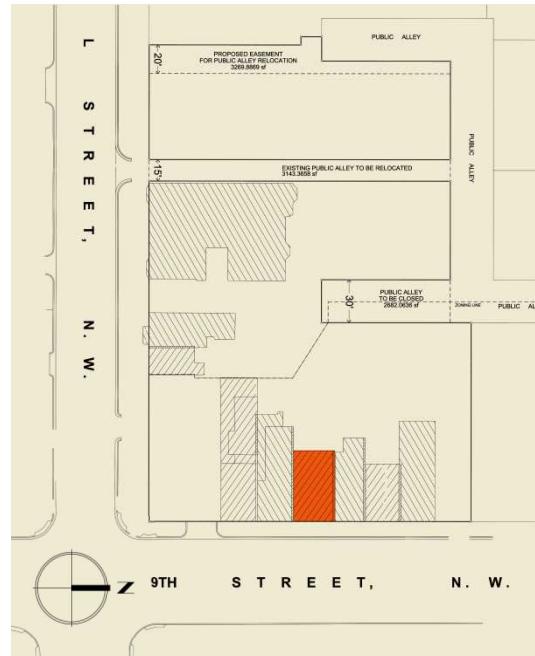
LOT 65 BUILDING INFORMATION

PAGE 11 of 49

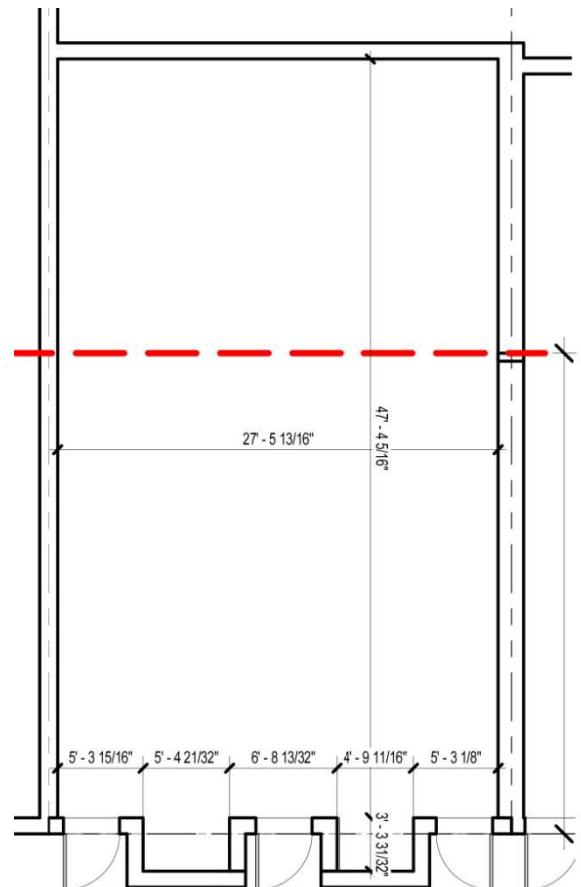
1108

9TH STREET NW

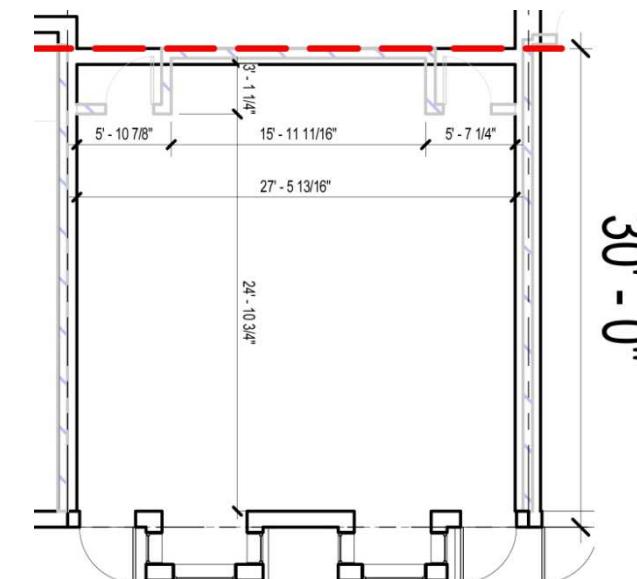
SQUARE 369, LOT 66
HISTORIC LOT: PART OF
LOT 20



SITE PLAN



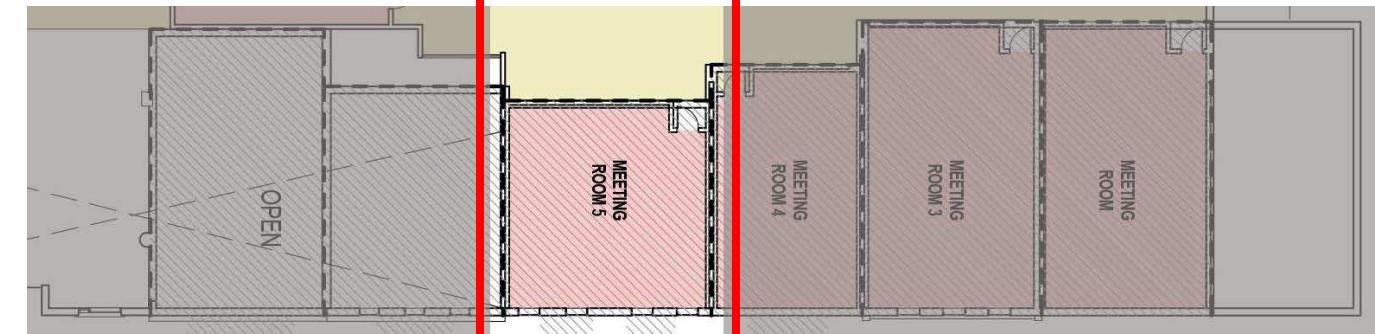
ENLARGED EXISTING PLAN



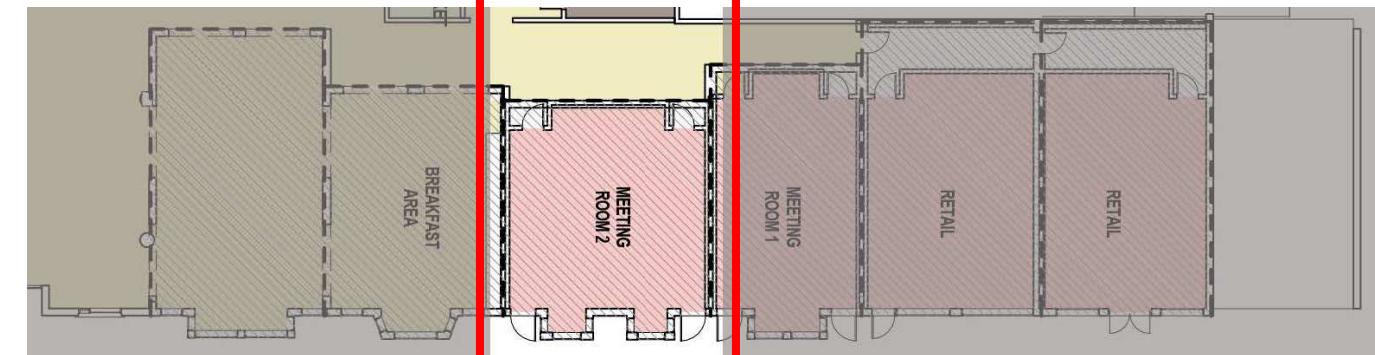
ENLARGED PROPOSED PLAN



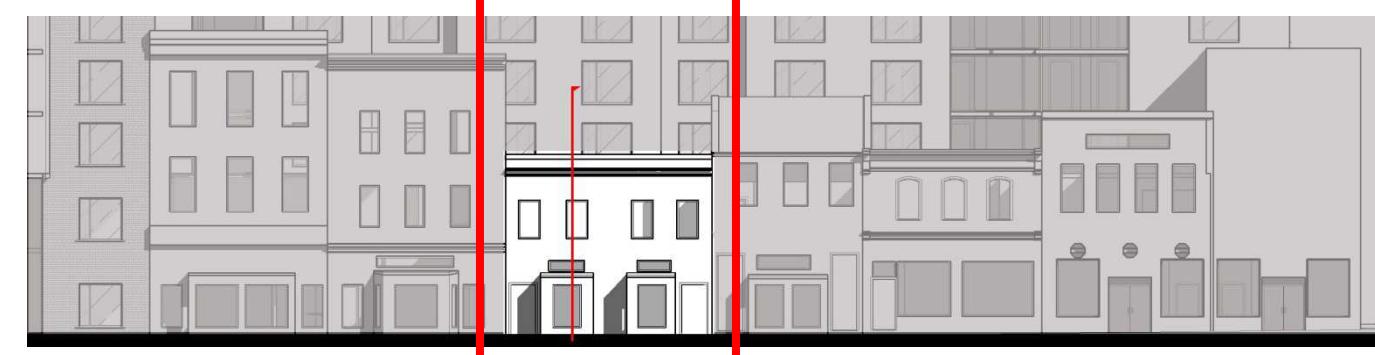
EXISTING AERIAL



SECOND LEVEL PLAN



GROUND LEVEL PLAN



PROPOSED ELEVATION

20110015

MAY 7, 2014

LOT 66 BUILDING INFORMATION

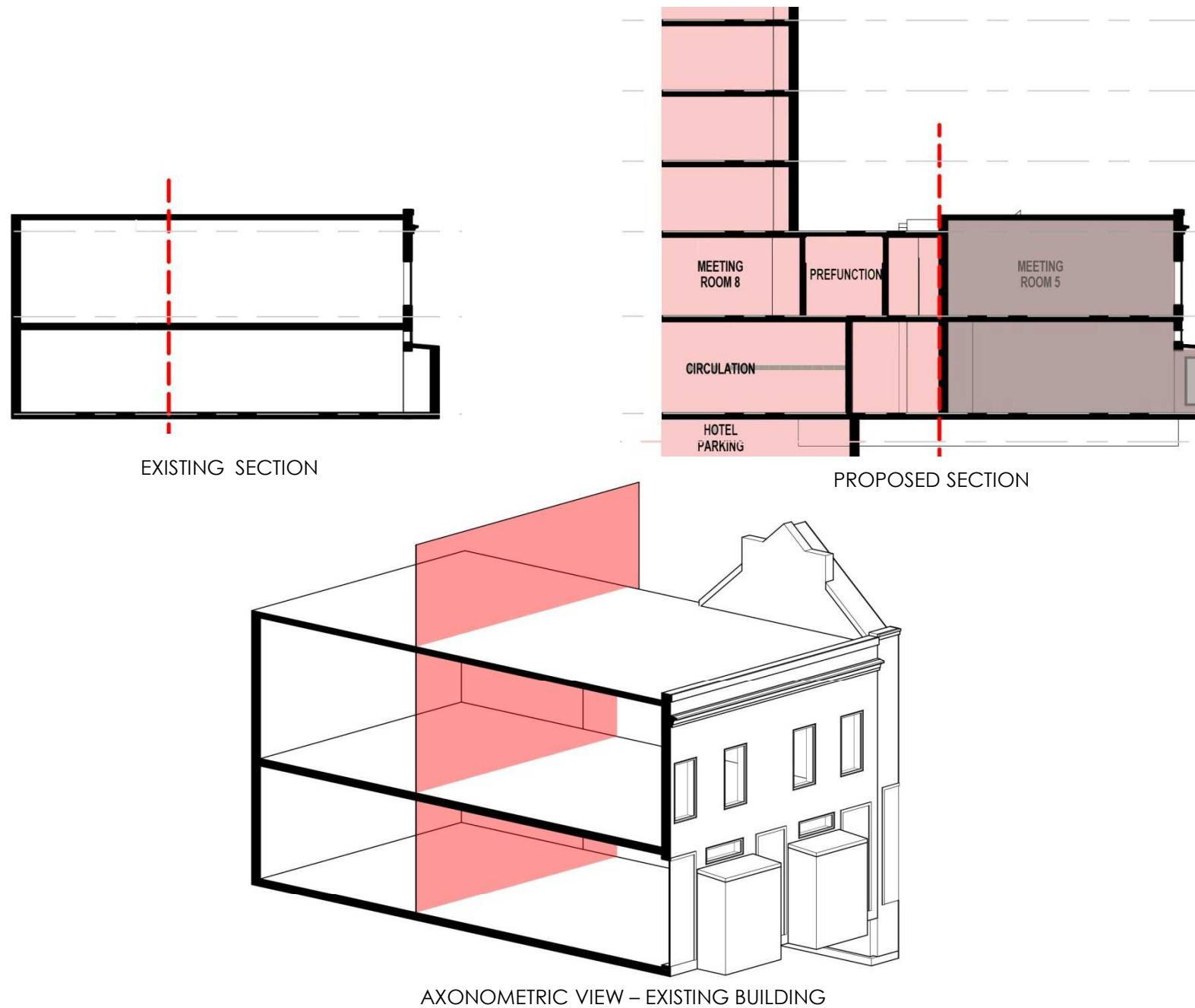
PAGE 12 of 49

HISTORIC PRESERVATION REVIEW BOARD
PRESENTATION PACKAGE

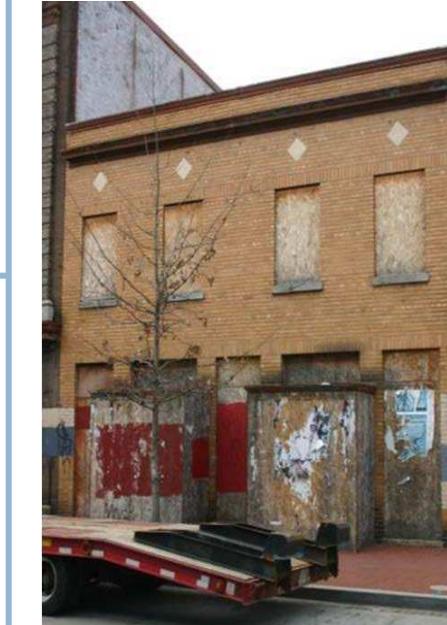
SQUARE 369, LOT 66
HISTORIC LOT: PART OF
LOT 20

BUILDING DATA:

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



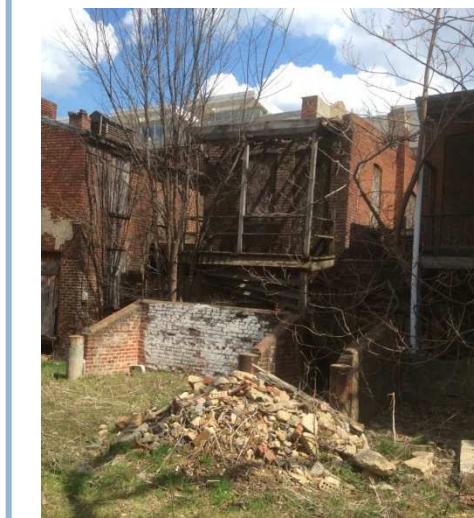
EXISTING CONDITIONS:



FRONT FAÇADE



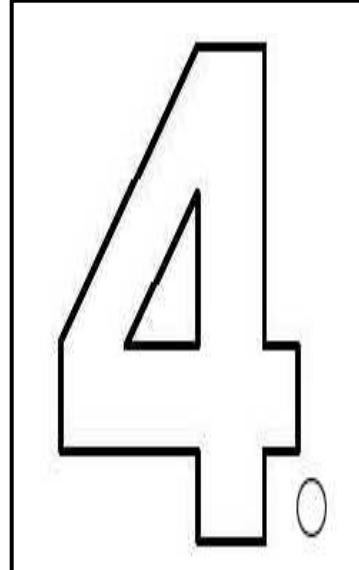
REAR FAÇADE



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 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.

20110015

MAY 7, 2014

LOT 66 BUILDING INFORMATION

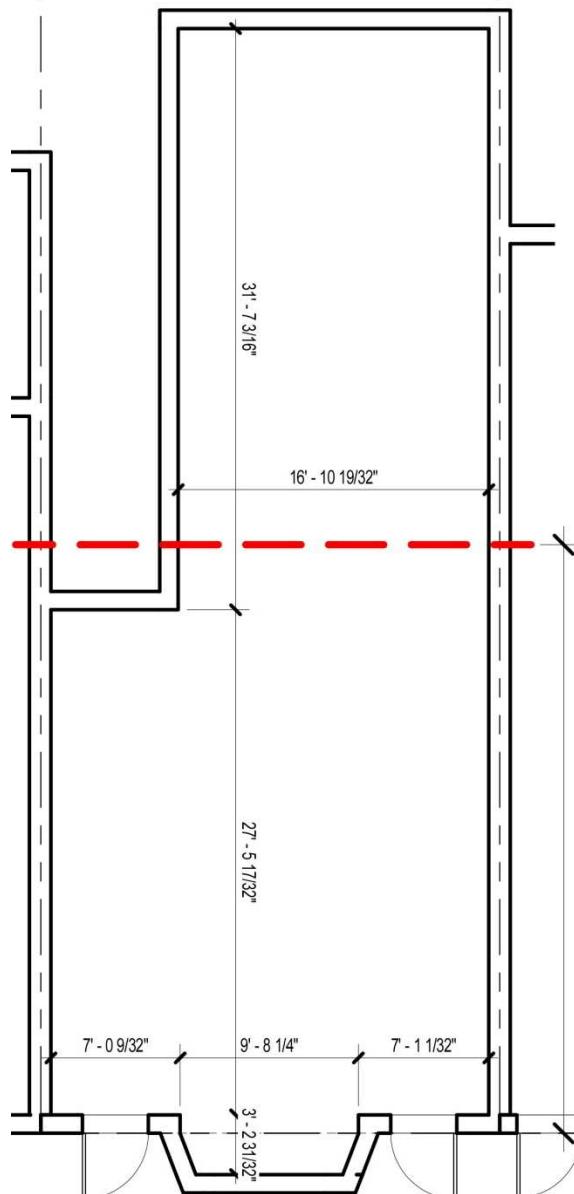
PAGE 13 of 49

5

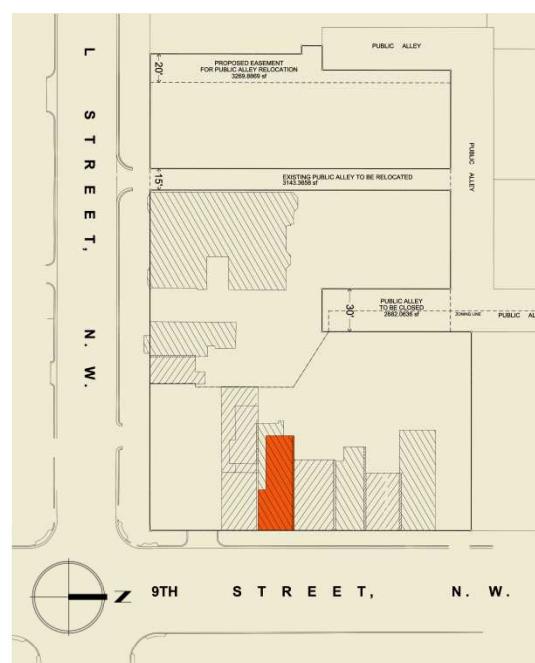
1106

9TH STREET NW

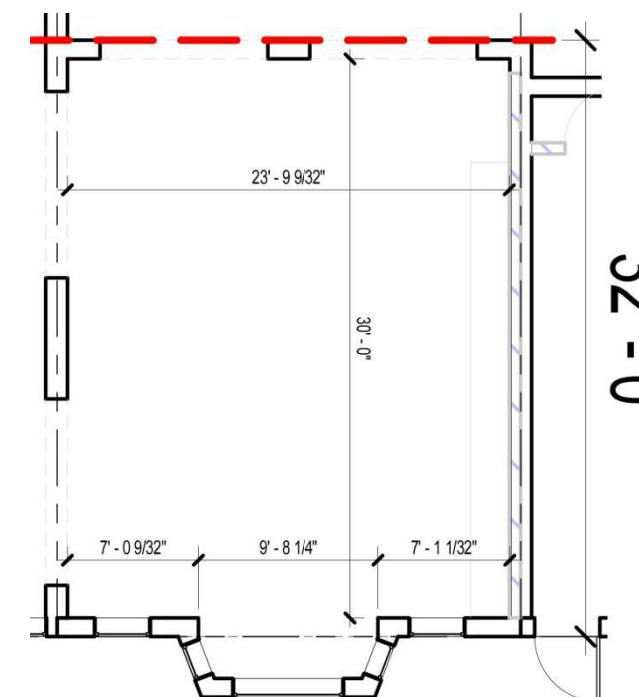
SQUARE 369, LOT 842
HISTORIC LOT:
PART OF LOT 1



ENLARGED EXISTING PLAN



SITE PLAN



ENLARGED PROPOSED PLAN



PROPOSED ELEVATION

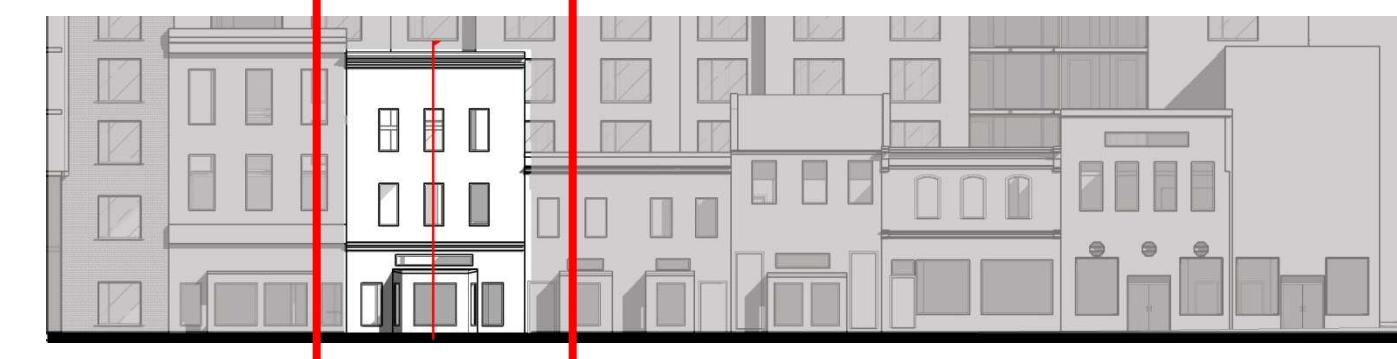


EXISTING AERIAL

SECOND LEVEL PLAN



GROUND LEVEL PLAN



20110015

MAY 7, 2014

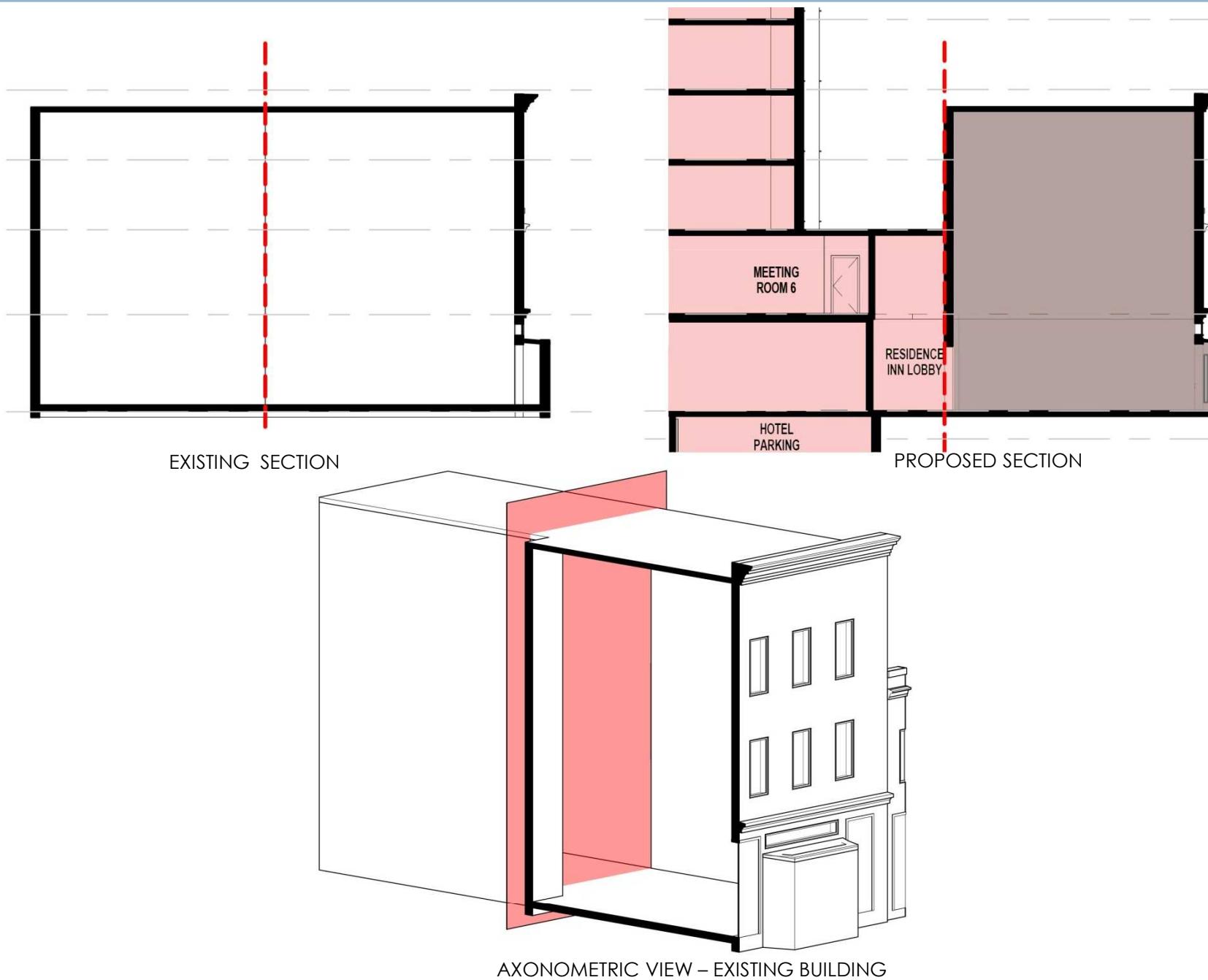
LOT 842 BUILDING INFORMATION

PAGE 14 of 49

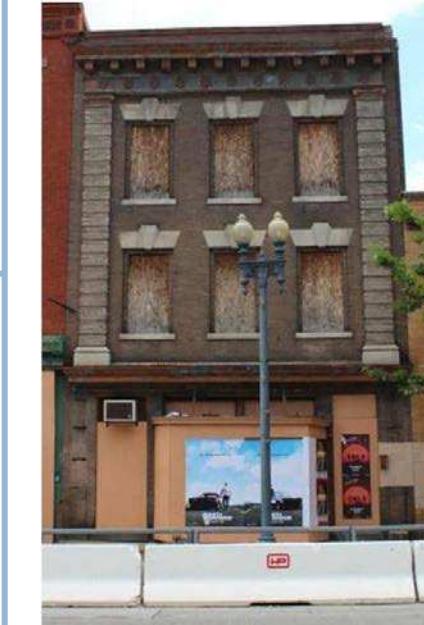
SQUARE 369, LOT 842
HISTORIC LOT:
PART OF LOT 1

BUILDING DATA:

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



EXISTING CONDITIONS:



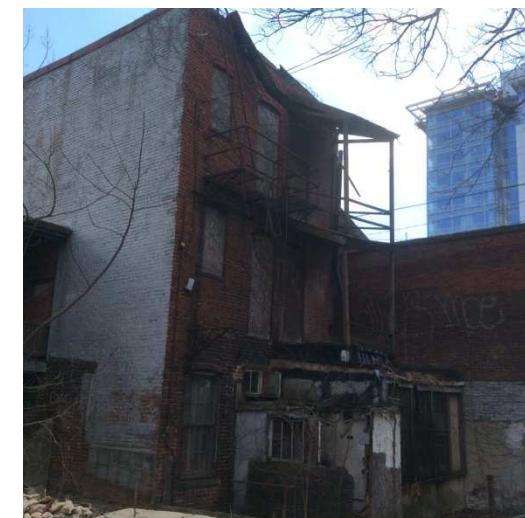
FRONT FACADE



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.

20110015

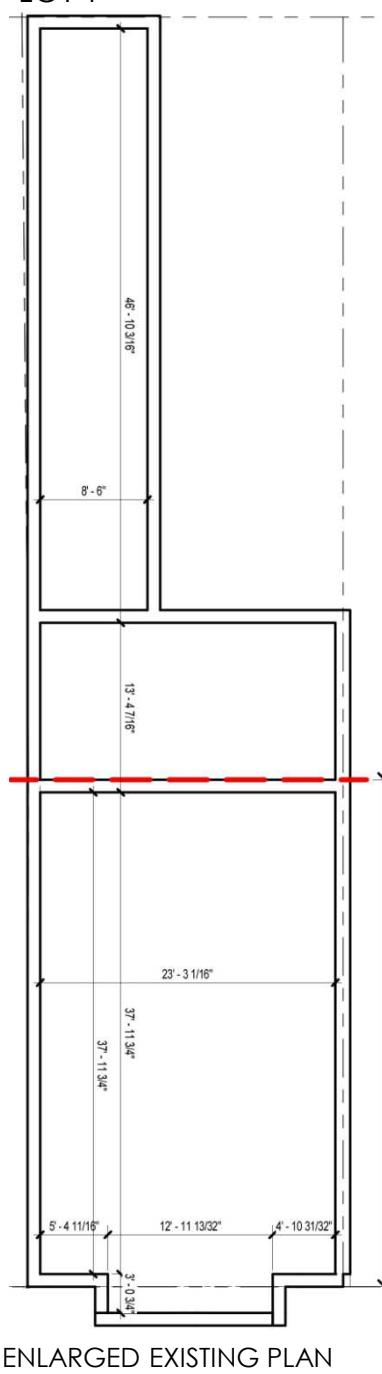
MAY 7, 2014

LOT 842 BUILDING INFORMATION

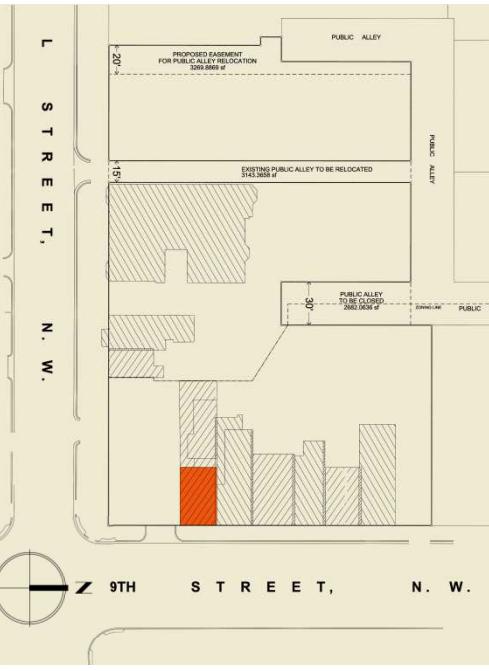
PAGE 15 of 49

1104

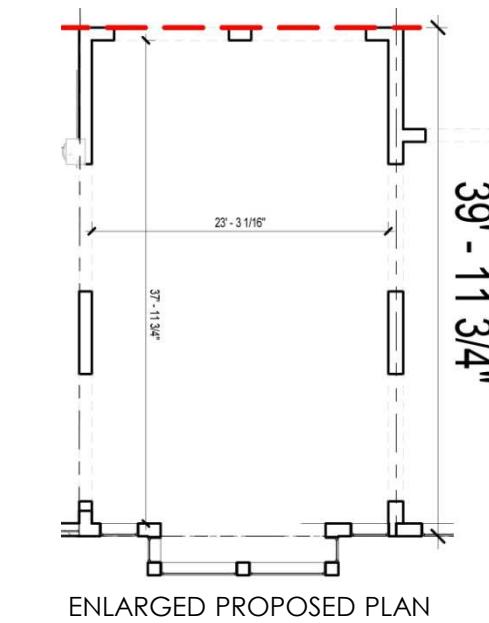
9TH STREET NW

SQUARE 369, LOT 878
HISTORIC LOT:
LOT 1

ENLARGED EXISTING PLAN



SITE PLAN



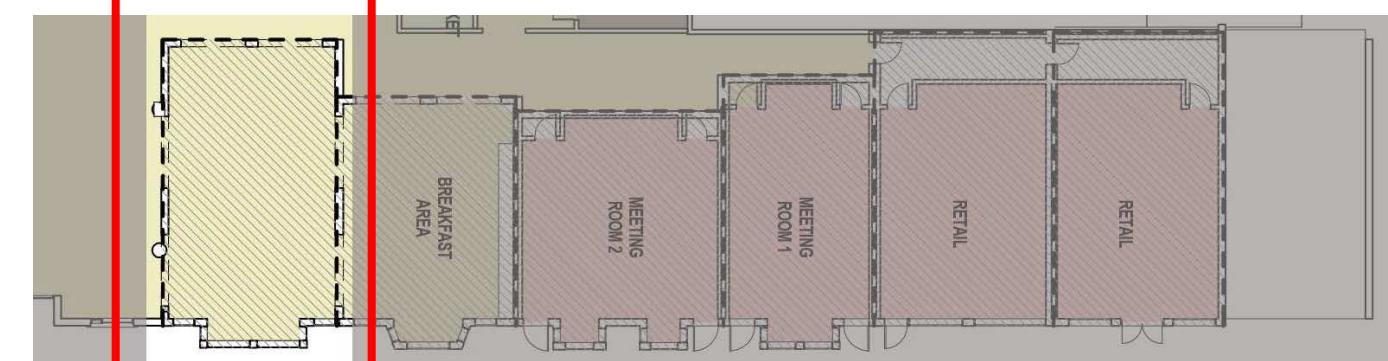
ENLARGED PROPOSED PLAN



EXISTING AERIAL



SECOND LEVEL PLAN



GROUND LEVEL PLAN



PROPOSED ELEVATION

20110015

MAY 7, 2014

LOT 878 BUILDING INFORMATION

PAGE 16 of 49

HISTORIC PRESERVATION REVIEW BOARD
PRESENTATION PACKAGE

© 2014 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia Tel. 404-237-2000 Fax 404-237-0276

COLUMBIA PLACE (SQUARE 369)
Washington, DC

COOPER CARRY
tv&design

SQUARE 369, LOT 878
HISTORIC LOT:
LOT 1

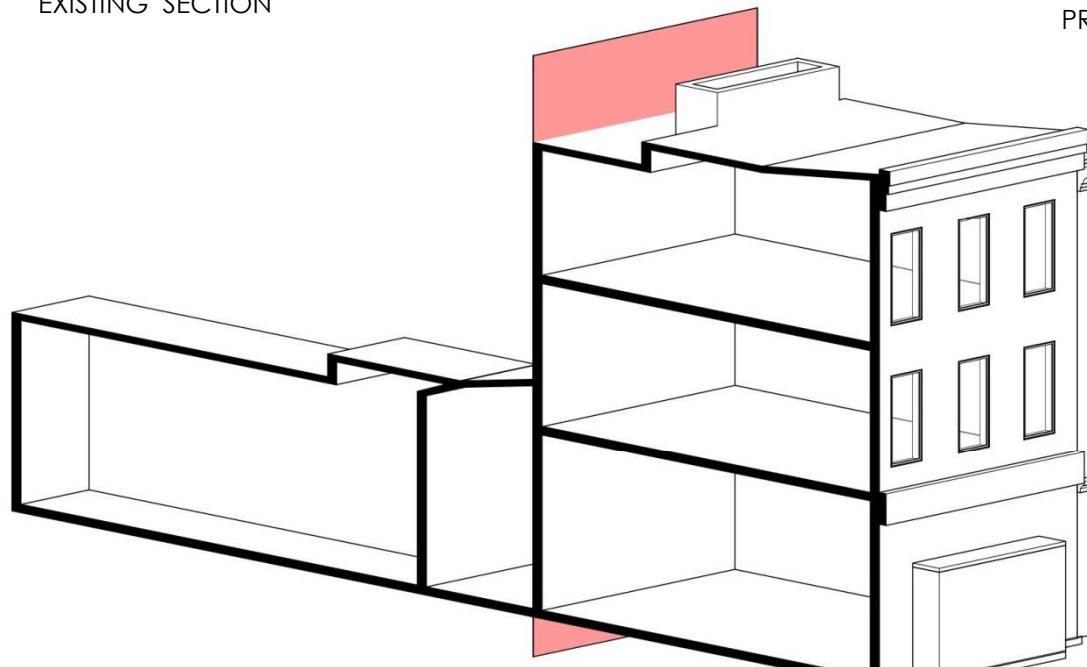
BUILDING DATA:

YEAR BUILT	CIRCA 1850-1855
ARCHITECT	UNKNOWN
ORIGINAL USE	DWELLING
SUBSEQUENT USES	STORE AND DWELLING



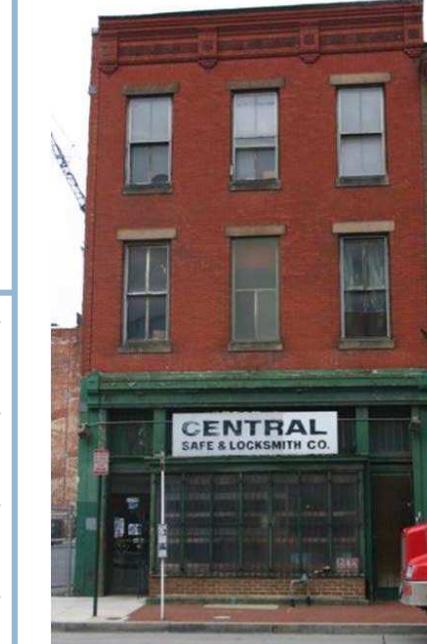
EXISTING SECTION

PROPOSED SECTION



AXONOMETRIC VIEW – EXISTING BUILDING

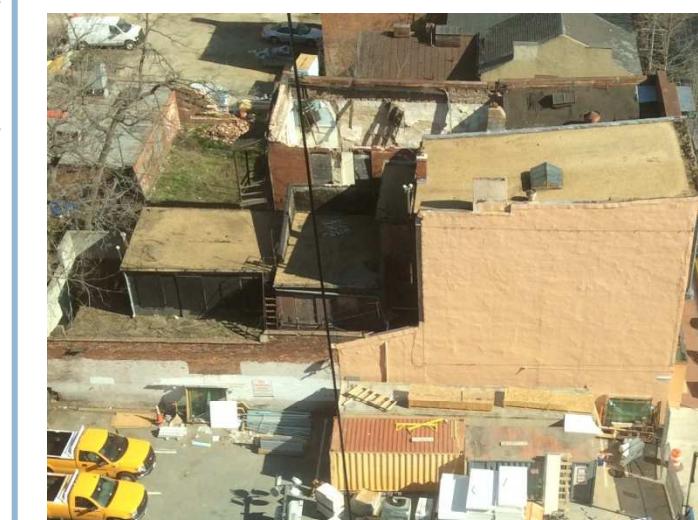
EXISTING CONDITIONS:



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.
- 2nd and 3rd floors are in poor condition.
- Roof 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.

20110015

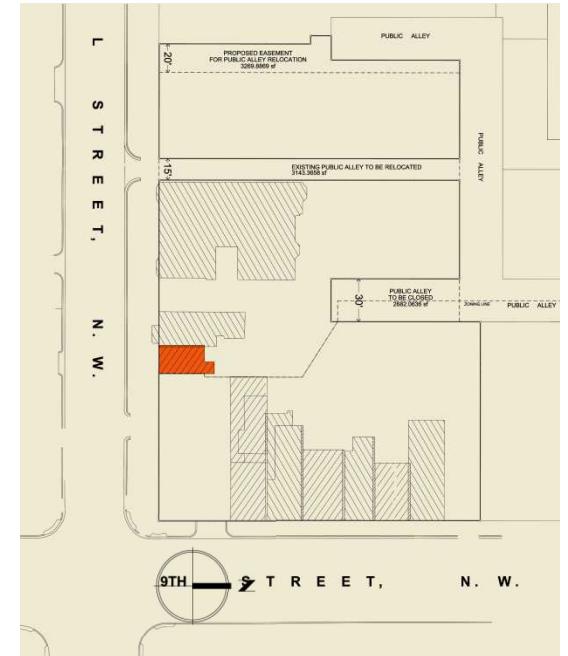
MAY 7, 2014

LOT 878 BUILDING INFORMATION

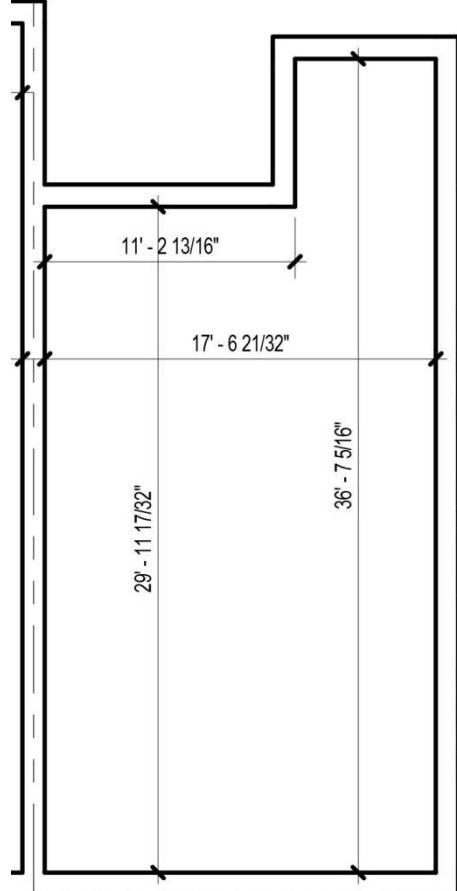
PAGE 17 of 49

911 L STREET NW

SQUARE 369, LOT 801
HISTORIC LOT:
PART OF LOT 2



SITE PLAN



ENLARGED EXISTING PLAN

BUILDING TO BE
DEMOLISHED

ENLARGED PROPOSED PLAN

BUILDING DATA:

YEAR BUILT	CIRCA 1854-1859
ARCHITECT	UNKNOWN
ORIGINAL USE	DWELLING
SUBSEQUENT USES	DWELLING

EXISTING CONDITIONS:



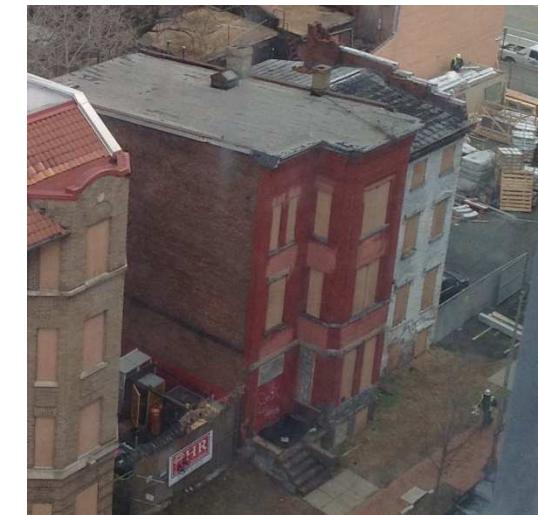
FRONT FACADE



REAR FACADE



SIDE VIEW



AERIAL VIEW

VISUAL ANALYSIS OF STRUCTURE :

To be demolished.

20110015

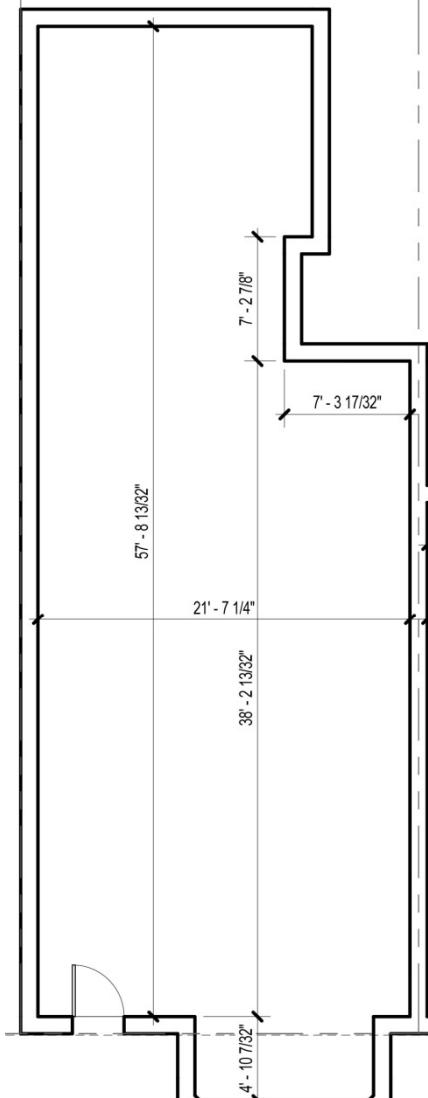
MAY 7, 2014

LOT 801 BUILDING INFORMATION

PAGE 18 of 49

913 L STREET NW

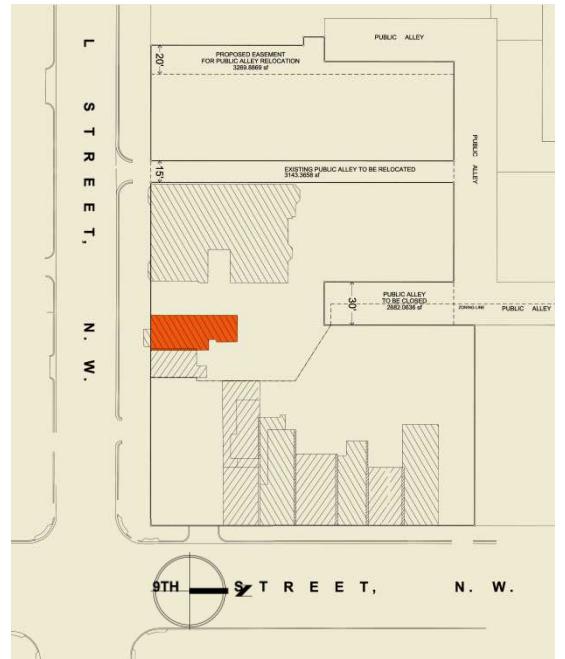
SQUARE 369, LOT 802
HISTORIC LOT:
PART OF LOT 2



ENLARGED EXISTING PLAN

BUILDING TO BE
DEMOLISHED

ENLARGED PROPOSED PLAN



SITE PLAN

BUILDING DATA:

YEAR BUILT	1892
ARCHITECT	APPLETON P. CLARK, JR.
ORIGINAL USE	DWELLING
SUBSEQUENT USES	DWELLING

EXISTING CONDITIONS:



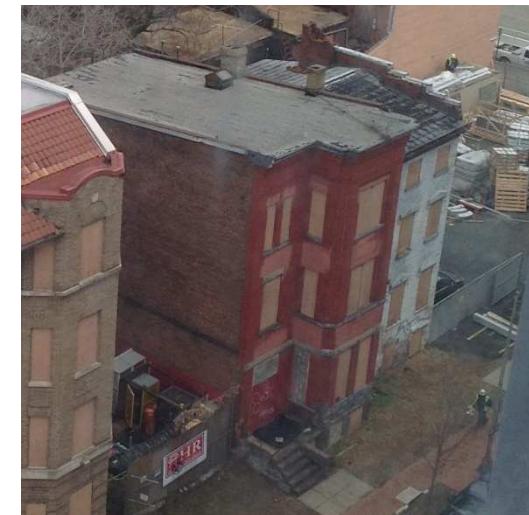
FRONT FACADE



REAR FACADE



SIDE VIEW



AERIAL VIEW

VISUAL ANALYSIS OF STRUCTURE :

To be demolished.

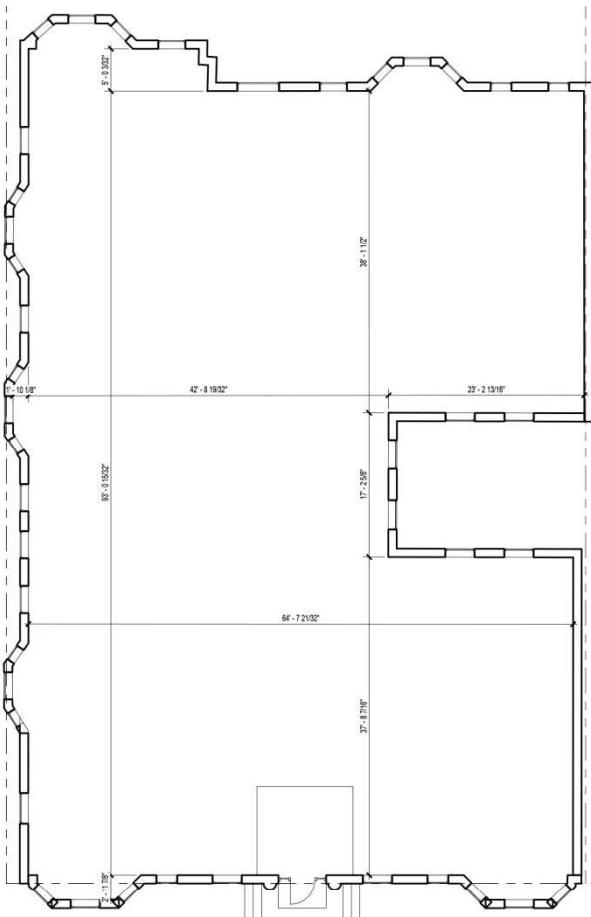
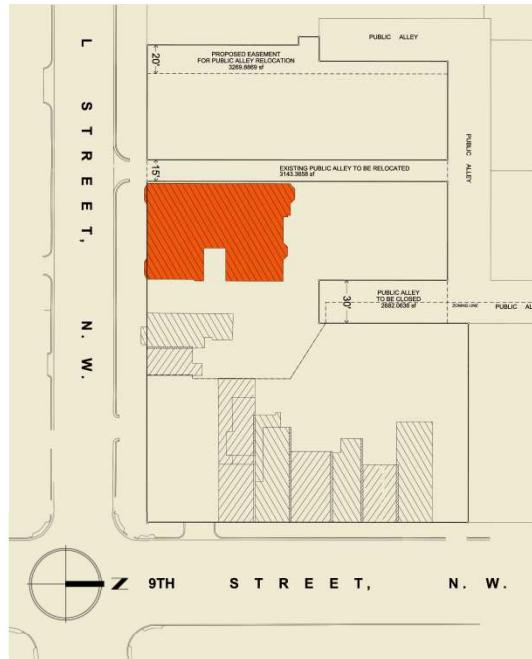
20110015

MAY 7, 2014

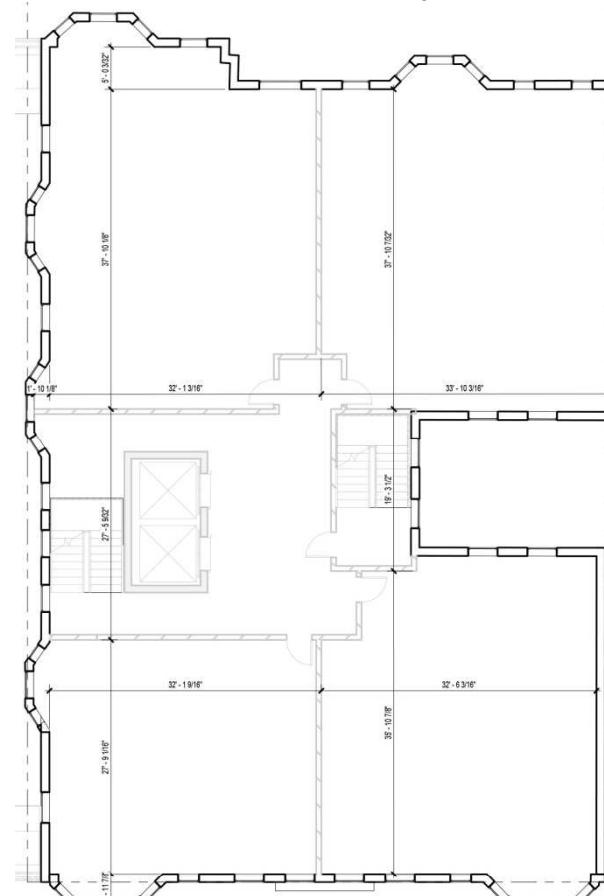
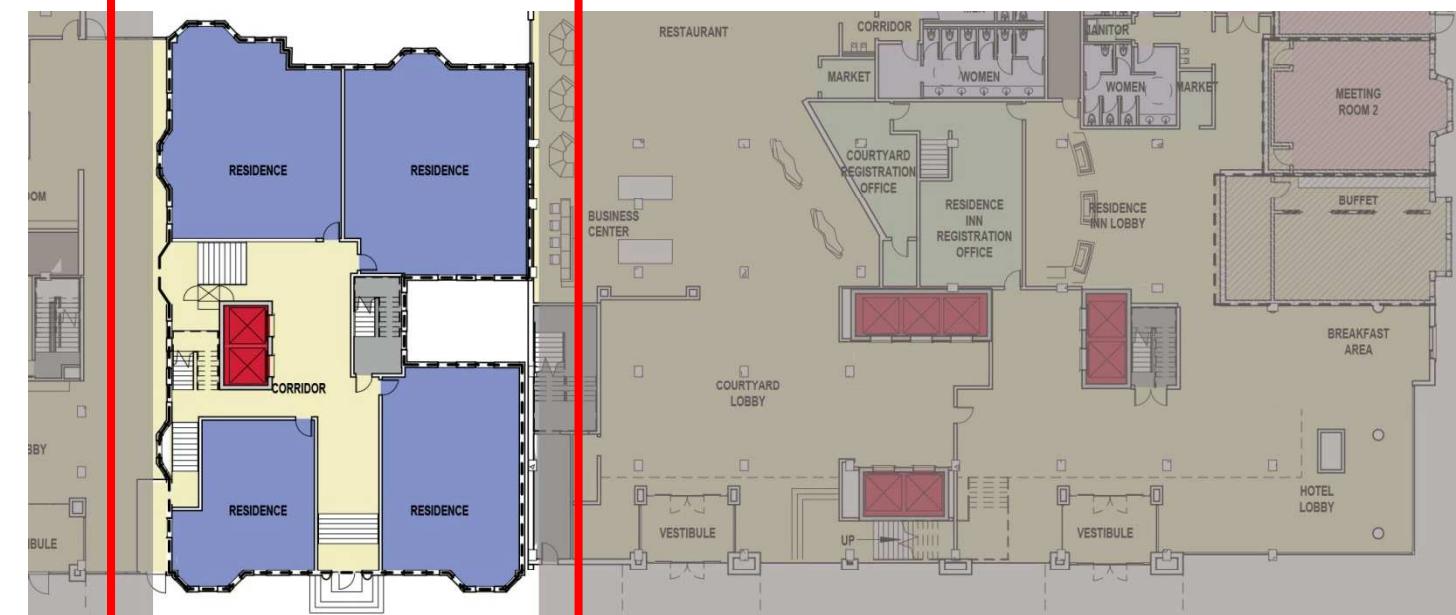
LOT 802 BUILDING INFORMATION

PAGE 19 of 49

SQUARE 369, LOT 881
HISTORIC LOT:
LOT 62; LOT H, I, K



ENLARGED EXISTING PLAN

ENLARGED PROPOSED PLAN
(TYPICAL FLOOR)

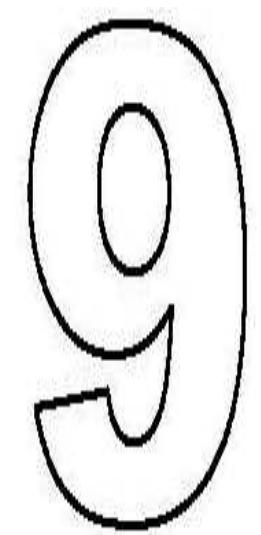
GROUND LEVEL PLAN



PROPOSED ELEVATION



EXISTING AERIAL



20110015

MAY 7, 2014

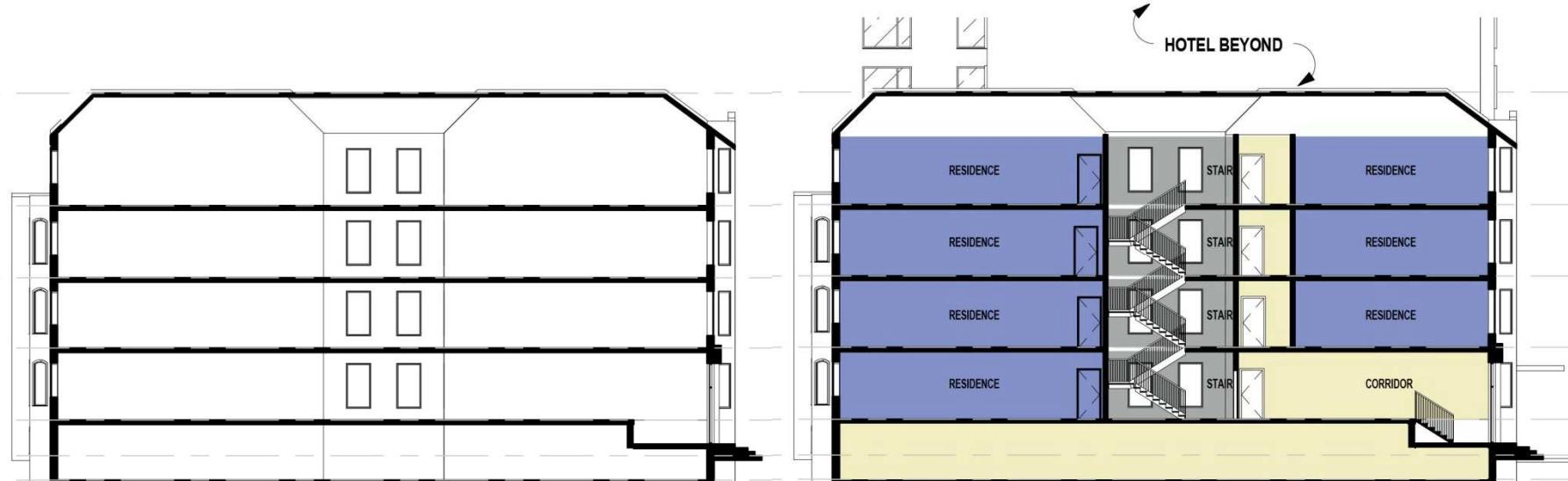
LOT 62 LURGAN BUILDING INFORMATION

PAGE 20 of 49

SQUARE 369, LOT 881
HISTORIC LOT:
LOT 62; LOT H, I, K

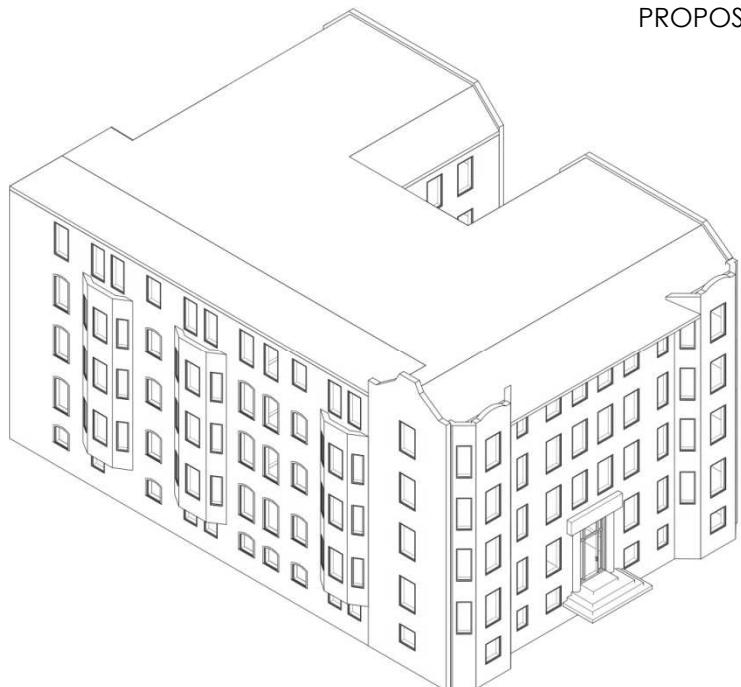
BUILDING DATA:

YEAR BUILT	1913
ARCHITECT	APPLETON P. CLARK, JR.
ORIGINAL USE	APARTMENT BUILDING
SUBSEQUENT USES	APARTMENT BUILDING



EXISTING SECTION

PROPOSED SECTION



AXONOMETRIC VIEW – EXISTING BUILDING

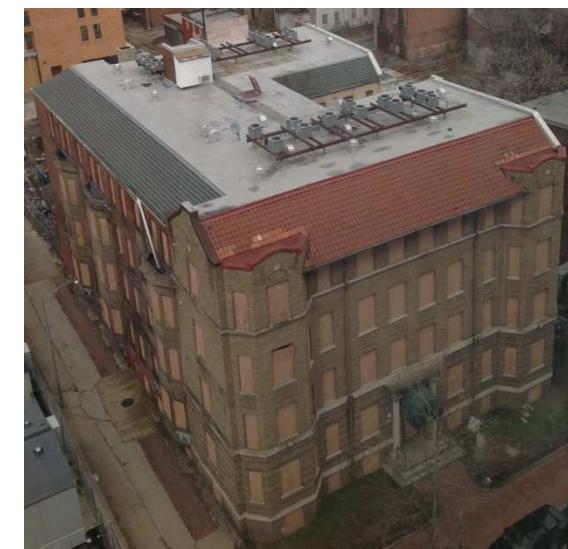
EXISTING CONDITIONS:



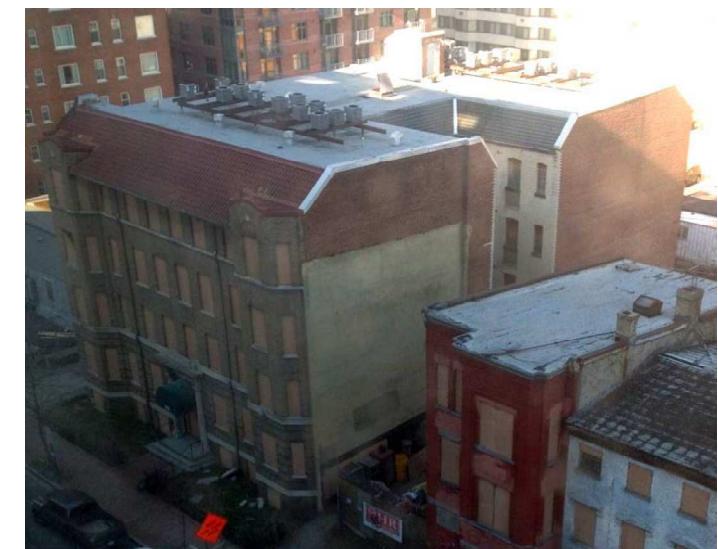
FRONT FAÇADE



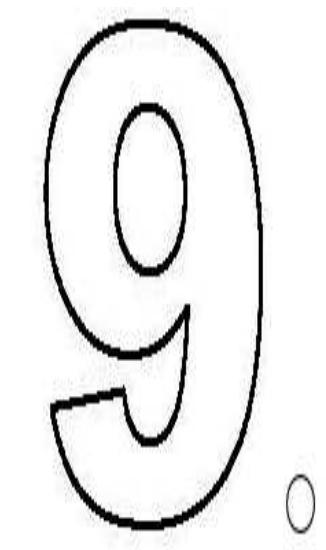
REAR FAÇADE



SIDE VIEW



SIDE 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.
- Intermediate wood floors to be removed and replaced with code-compliant materials.
- Floors to be located at existing elevations.
- Roof structure to be removed and replaced with code-compliant materials. New materials and configuration to match existing as closely as possible.
- Final structural configuration of intermediate floors to be code-compliant and determined with input from HPRB following selective demolition of existing finishes.

20110015

MAY 7, 2014

LOT 62 LURGAN BUILDING INFORMATION

PAGE 21 of 49