

# 1772 CHURCH STREET NW

HISTORIC PRESERVATION REVIEW BOARD

AUGUST 22<sup>ND</sup>, 2014

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**BUILDING DATA:**

LOCATION: 18TH & CHURCH STREETS, NW  
SQUARE/LOT: 0156/0369  
ANC: 2B

ZONING DISTRICT: DC/SP-1  
OVERLAY: DUPONT CIRCLE OVERLAY

**DRAWING LIST:**

- A-1 COVER SHEET

A-2 SITE CONTEXT PLAN

A-3 ZONING ANALYSIS

A-4 SITE CONTEXT PHOTOS

A-5–A-6 HEIGHT ANALYSIS

A-7 HISTORICAL CONTEXT

A-8 CURRENT CONDITIONS

A-9 RUINS DOCUMENTATION

A-10–A-15 PRESERVATION PLAN FOR CHURCH

A-16 SITE PLAN FOR CHURCH

A-17–A-19 ELEVATIONS FOR CHURCH

A-22–A-24 FLOOR PLANS FOR CHURCH
- A-25 PERSPECTIVE VIEW OF CHURCH

A-26–A-30 PRESERVATION PLAN FOR RESIDENTIAL BUILDING

A-31 SITE PLAN FOR RESIDENTIAL BUILDING

A-32–A-34 ELEVATIONS FOR RESIDENTIAL BUILDING

A-35–A-44 FLOOR PLANS FOR RESIDENTIAL BUILDING

A-45 RESIDENTIAL CROSS-SECTION

A-46 PERSPECTIVE VIEW OF NORTHERN FACADE

A-47 PERSPECTIVE VIEW OF SOUTHERN FACADE

A-48 PERSPECTIVE VIEW FROM SIDEWALK

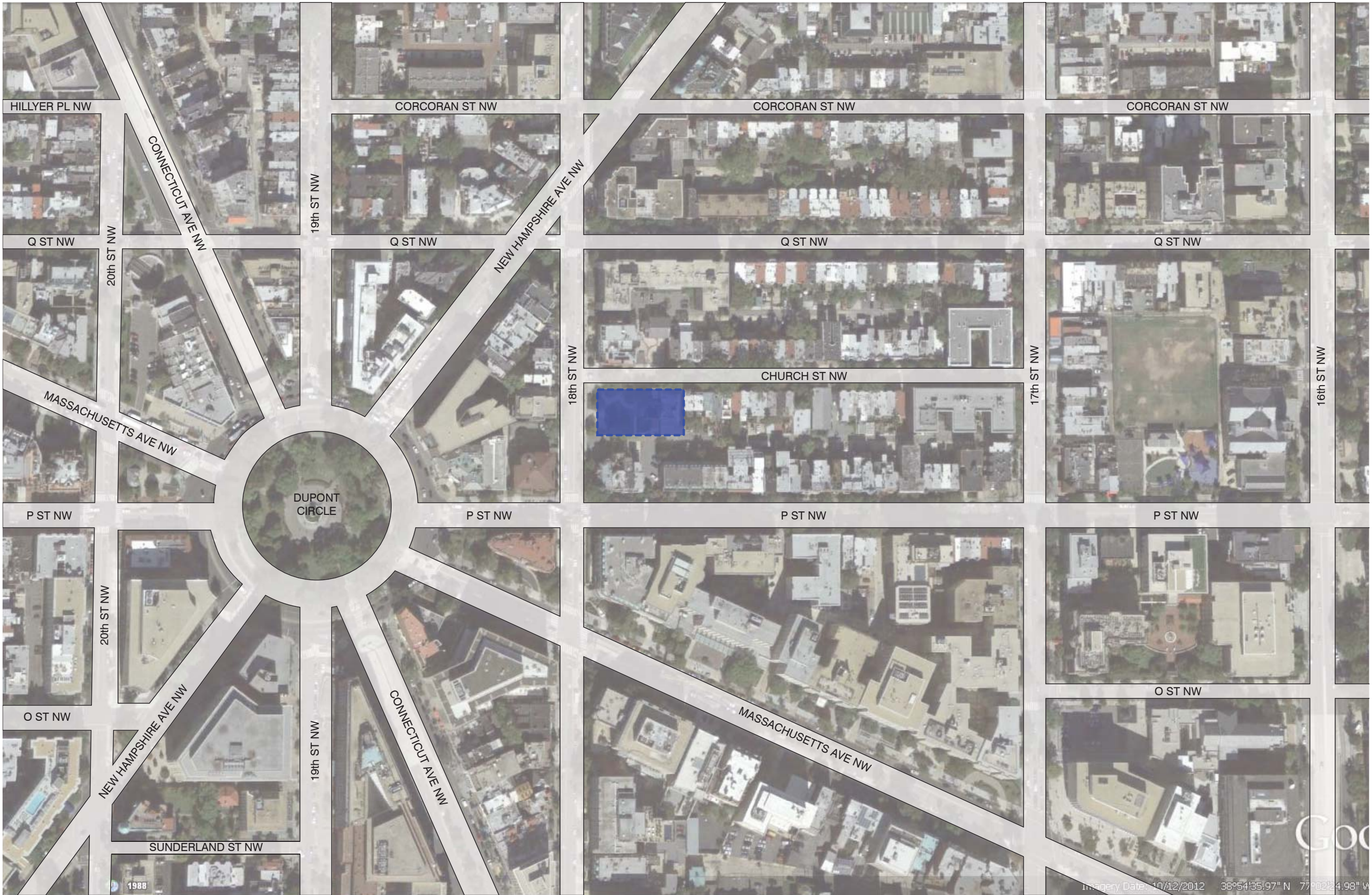
A-45–A-51 DIAGRAMMATIC PERSPECTIVES

A-52–A-55 DIAGRAMMATIC SECTIONS

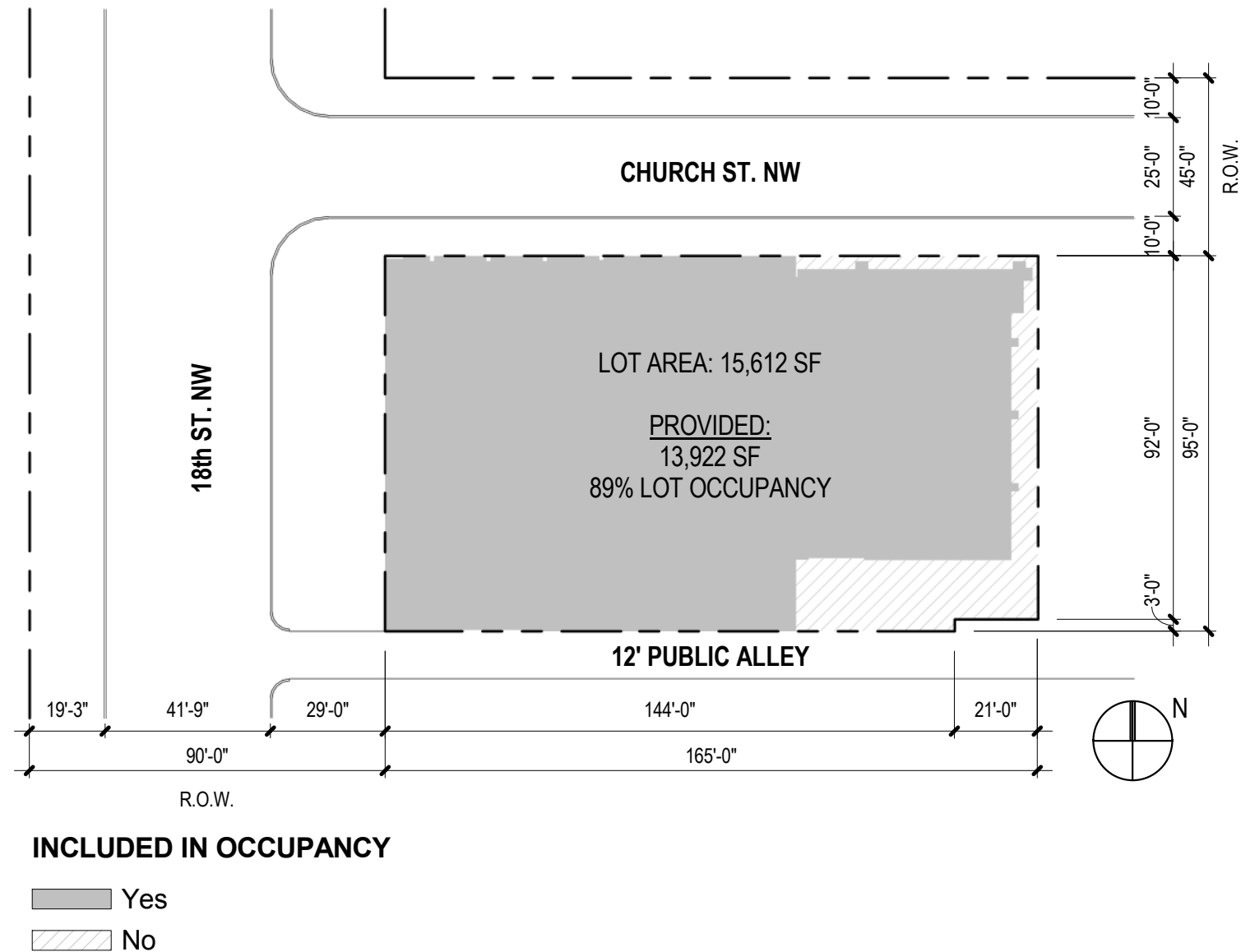


**Project:**  
1772 CHURCH ST. NW  
WASHINGTON, DC 20036  
**Submission:**  
HISTORIC PRESERVATION REVIEW BOARD  
2014-08-22









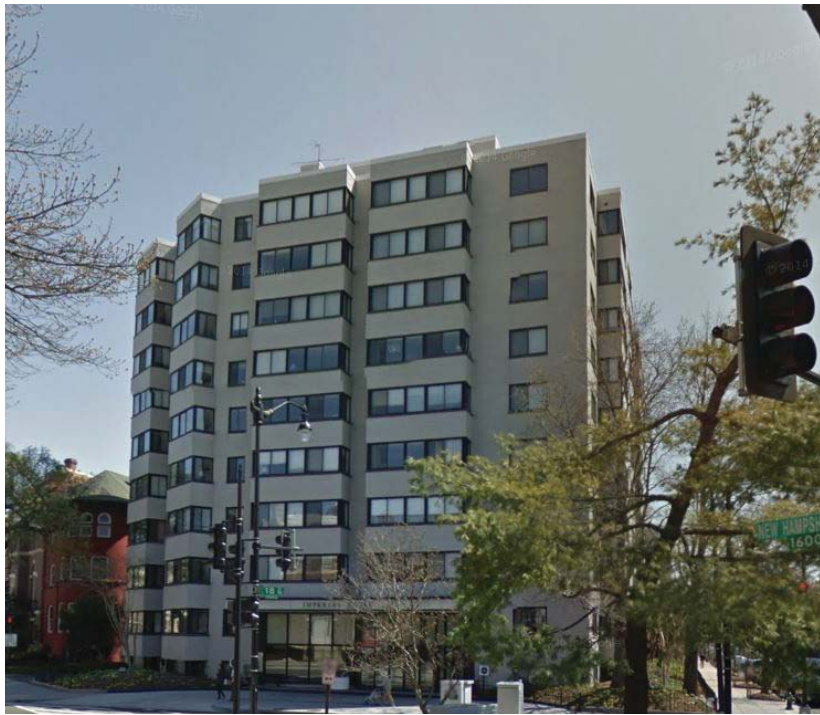
1772 CHURCH STREET NW  
ZONE: SP-1 with DUPONT CIRCLE OVERLAY  
WARD: 2  
ANC: 2B  
SQUARE: 0156  
LOT: 0369  
SITE AREA: 15,612 SF

	ALLOWABLE	PROPOSED
MAX F.A.R.	4.80 (74,938 GSF) (includes IZ Bonus)	4.47 (69,632 GSF)
HEIGHT	70' (includes IZ Bonus)	70'
LOT OCCUPANCY	80% (no IZ Bonus)	89%
REAR YARD	Width: 2-1/2" per 1' - (12' Min.) Courts allowed in lieu of yards	None Provided
SIDE YARD	None Required	None Required
COURTS	Width: 4" per 1' - (15' Min.) Area: 2(width <sup>2</sup> ) - (350 SF Min.)	6'-9" existing rear court to remain. 430 SF
LOADING BERTH	1 @ 55' (>50 units) exempt per DCMR §2200.5	None Provided
LOADING PLATFORM	1 @ 200 SF (>50 units) exempt per DCMR §2200.5	None Provided
DELIVERY	1 @ 20' (>50 units) exempt per DCMR §2200.5	None Provided
PARKING	.25 per unit (Residential) 15 spaces (Church)	18 spaces (Residential) 15 spaces (Church)

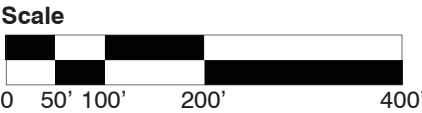
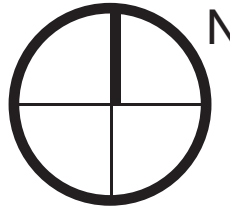
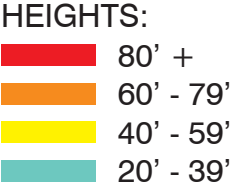
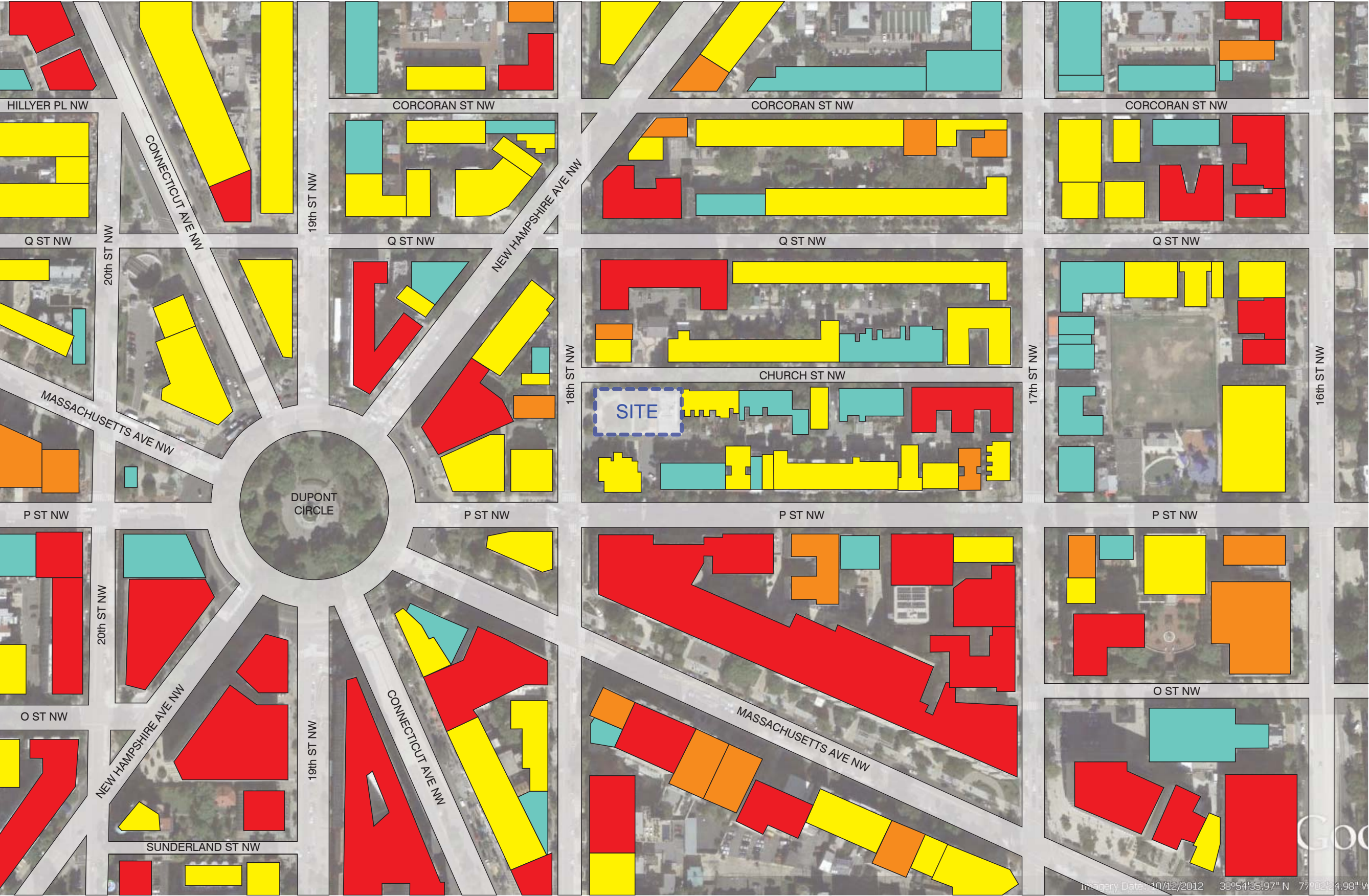
#### SP-1 ZONING SUMMARY:

Permits matter-of-right medium density development including all kinds of residential uses, and limited offices for non-profit organizations, trade associations and professionals if approved as a special exception by the Board of Zoning Adjustment. Maximum lot occupancy is 80% for residential use except a hotel, 20% for public recreation and community centers and 40% with special exception approval from the BZA. Maximum FAR is 4.0 for residential and 2.5 for other permitted uses, and a maximum height of sixty-five (65) feet. Rear yard requirements are not less than twelve (12) feet, one-family detached dwellings and one-family semi-detached dwellings side yard requirements are eight (8) feet.



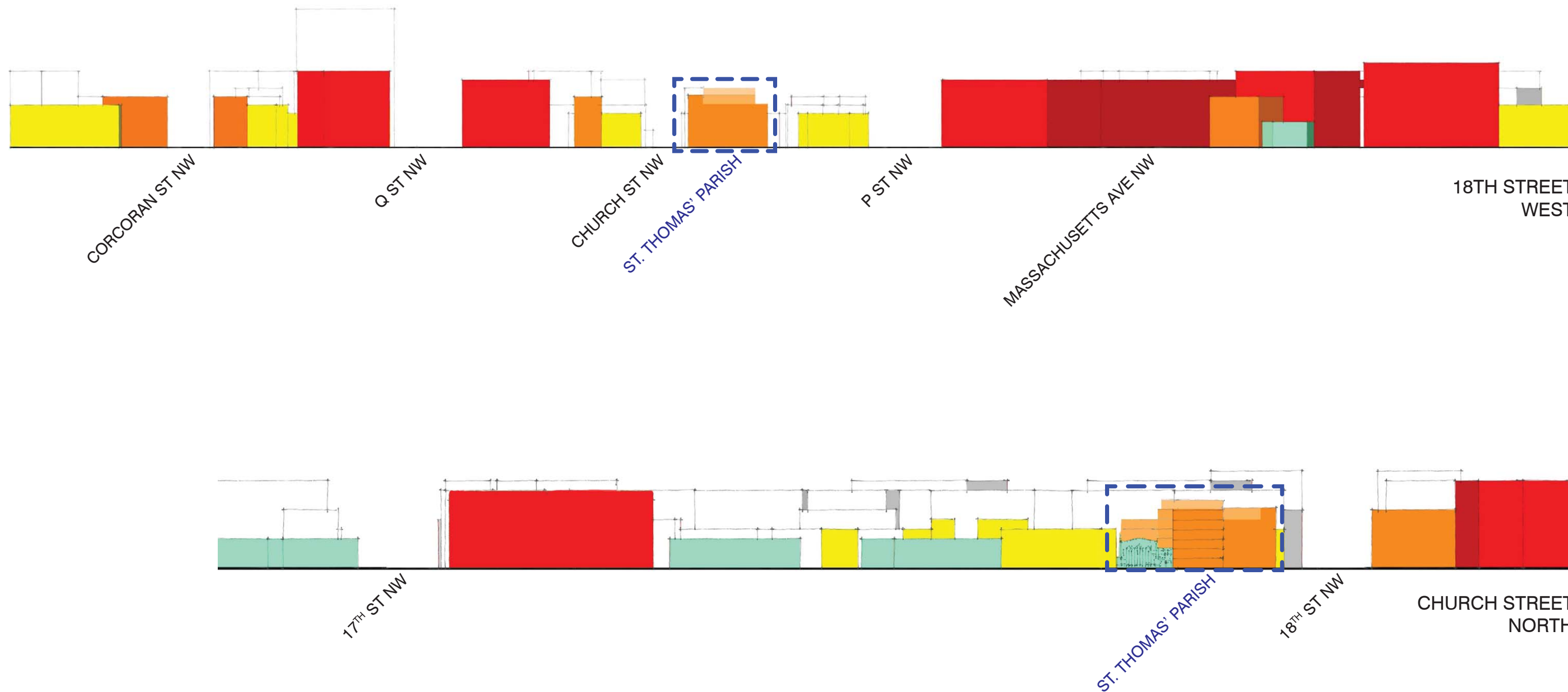








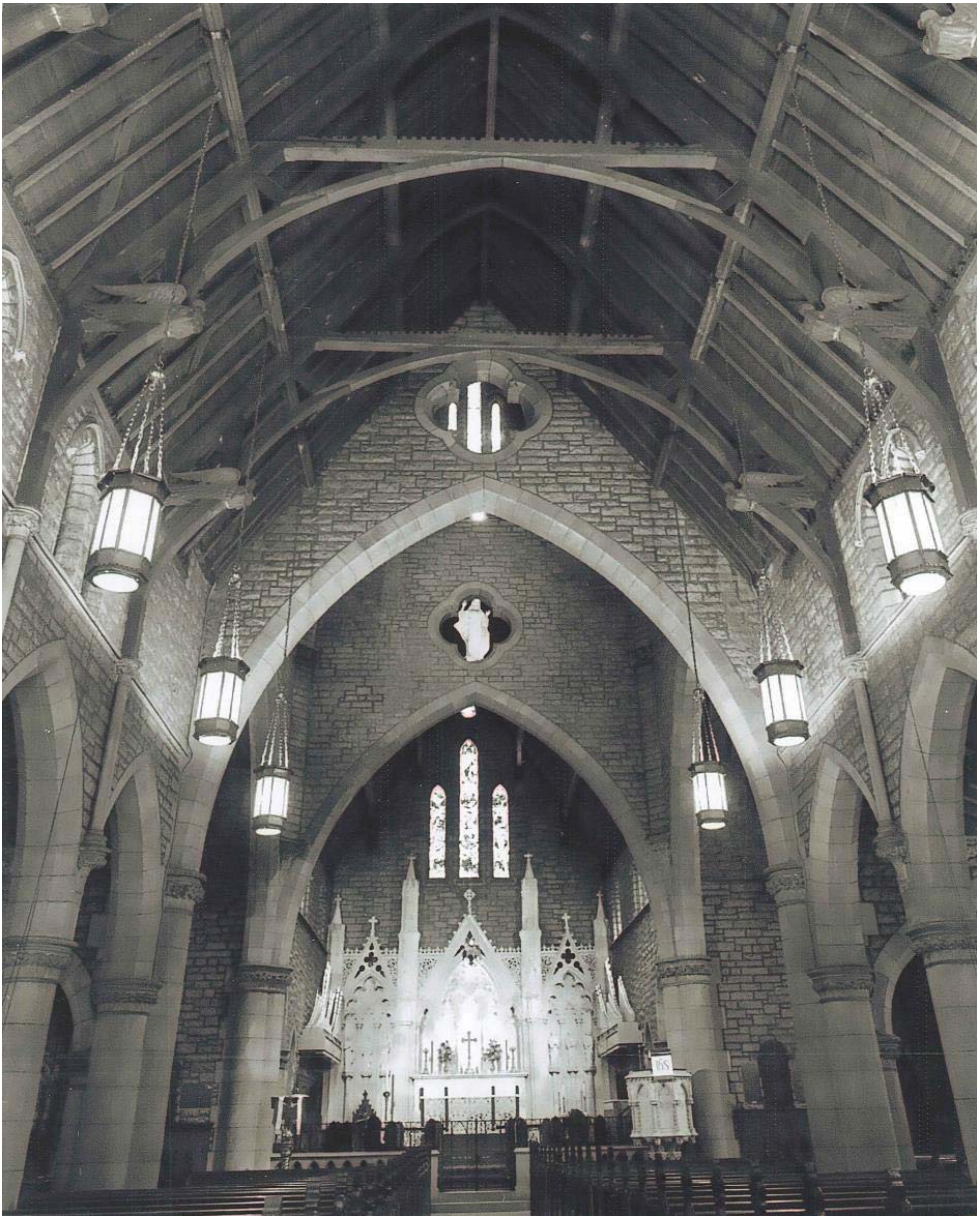
HEIGHTS:  
 80' +  
 60' - 79'  
 40' - 59'  
 20' - 39'







ORIGINAL EXTERIOR



ORIGINAL INTERIOR



INTACT ALTAR





CHURCH STREET FACADE



EXPOSED GABLE AND ALTAR RUINS



ALLEY FACADE



ALTAR RUINS



EXPOSED GABLE



EXTERIOR RUINS





REREDOS FOR DISPLAY IN NARTHEX



ALTAR FOR DISPLAY IN CHAPEL



DAMAGED RELIGIOUS FIGURE FOR DISPLAY



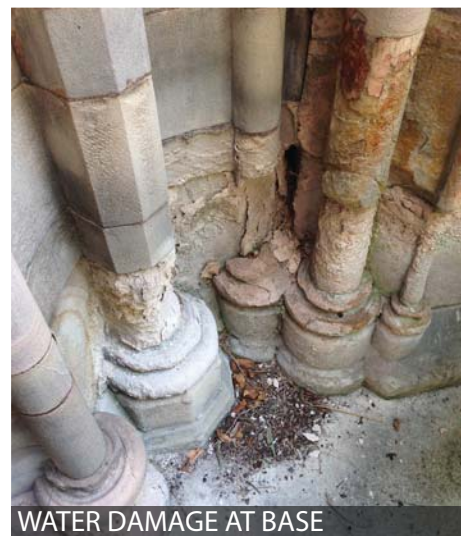
SEVERELY DAMAGED STONE



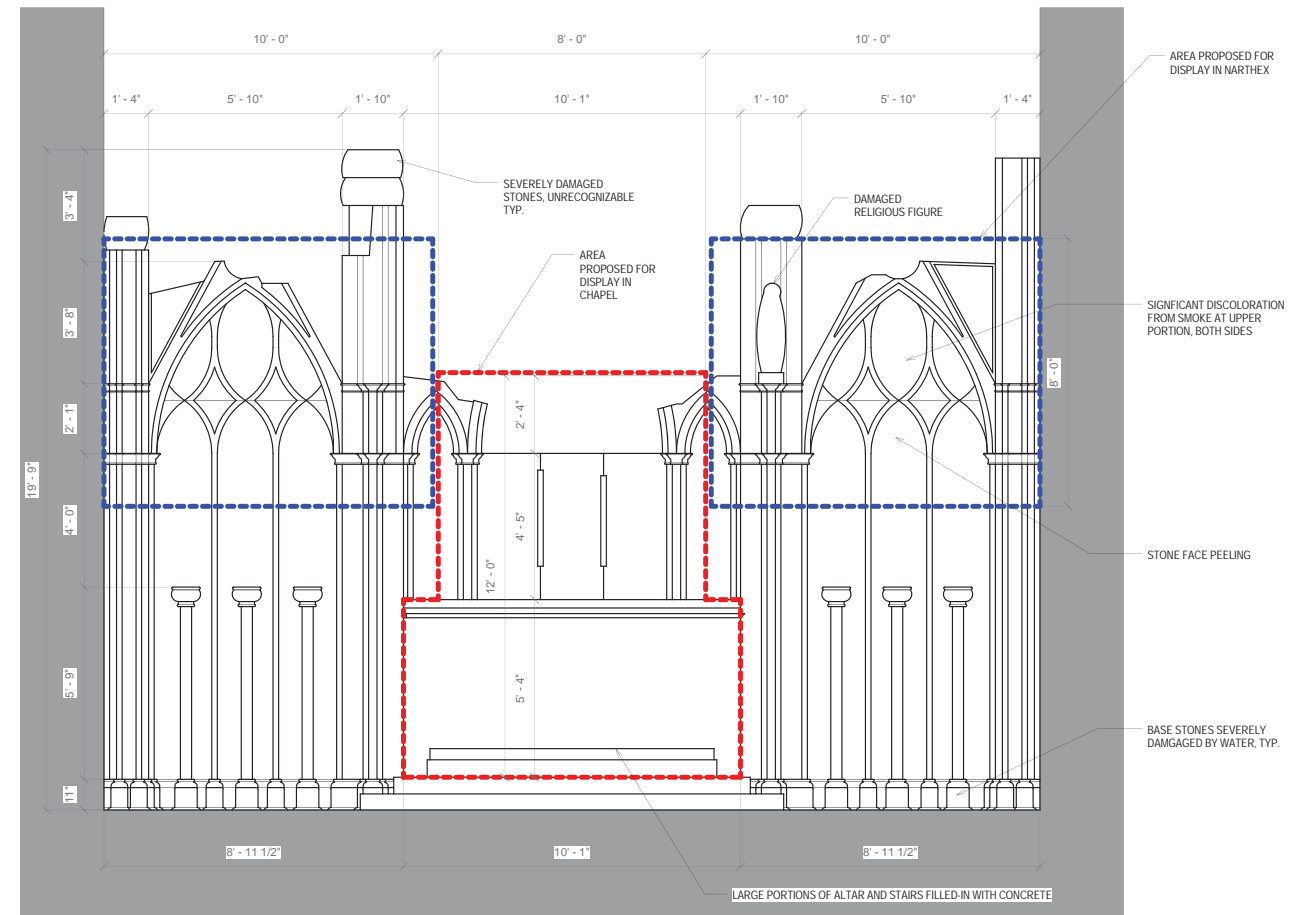
SMOKE DAMAGE



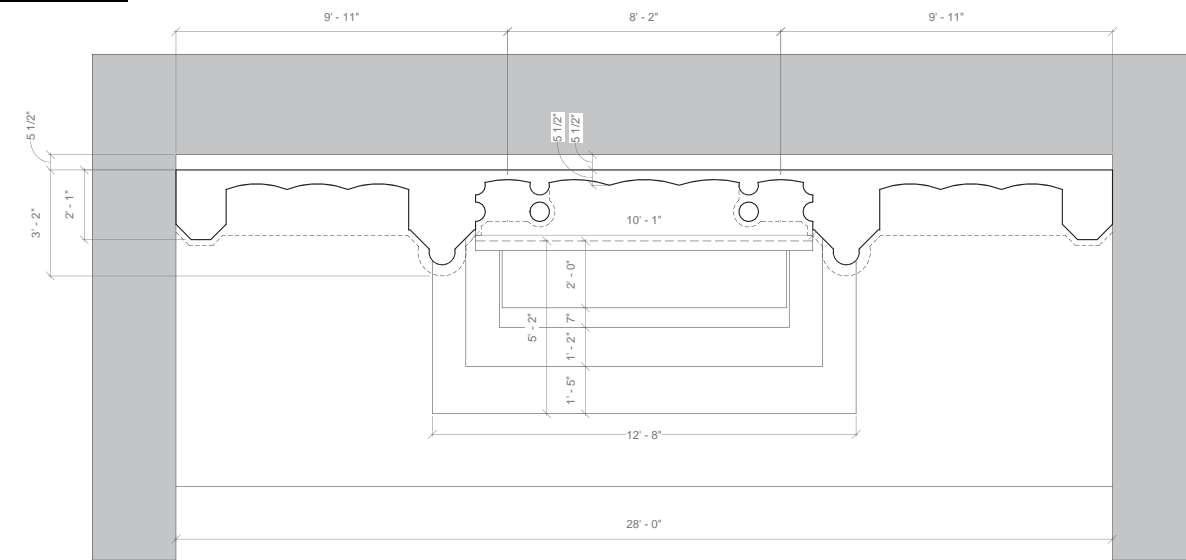
PEELING STONE



WATER DAMAGE AT BASE

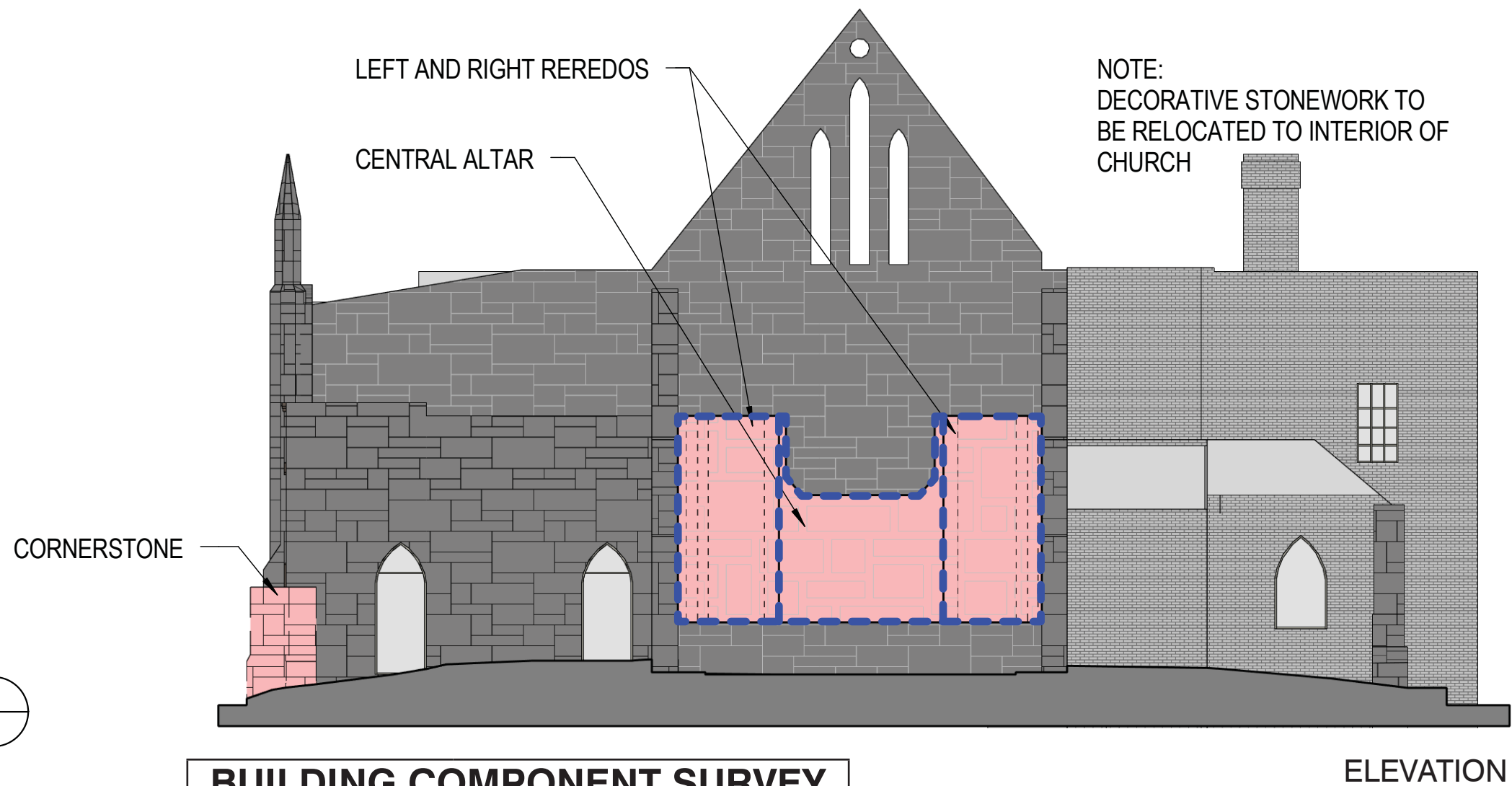
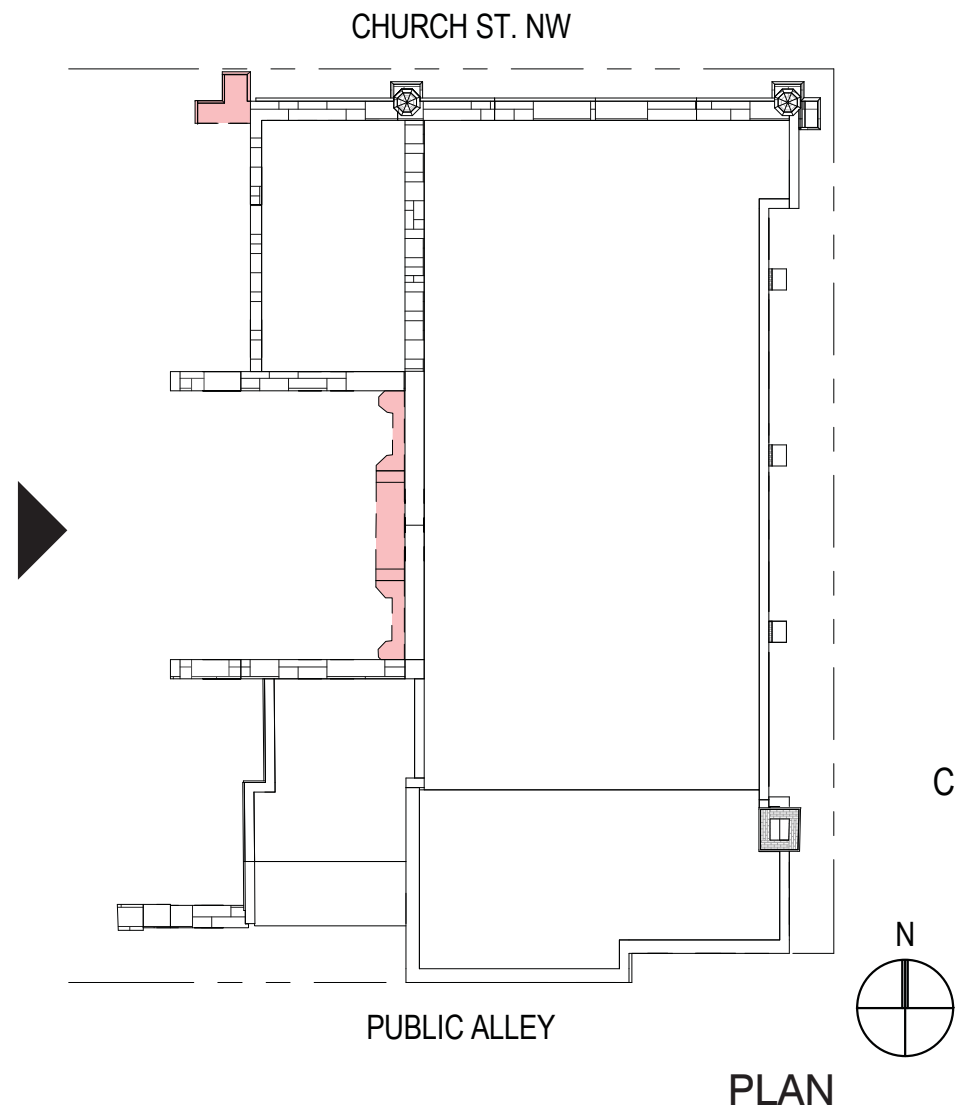


ELEVATION



PLAN





BUILDING COMPONENT SURVEY	
BUILDING COMPONENT	PERCENTAGE OF TOTAL BUILDING
ALTAR RUINS AND CORNERSTONE	5%
GABLE AND STONE WALLS	30%

CHURCH PRESERVATION PLAN		
BUILDING COMPONENT	RETAINED IN-SITU	RELOCATED ON-SITE
ALTAR RUINS AND CORNERSTONE	-	100%
GABLE AND STONE WALLS	80%	12% (TO CHURCH) 8% (TO RES.)
CUMULATIVE BUILDING TOTALS:	75%	15%

- CURRENT PHASE OF WORK  
 - PREVIOUS PHASE OF WORK

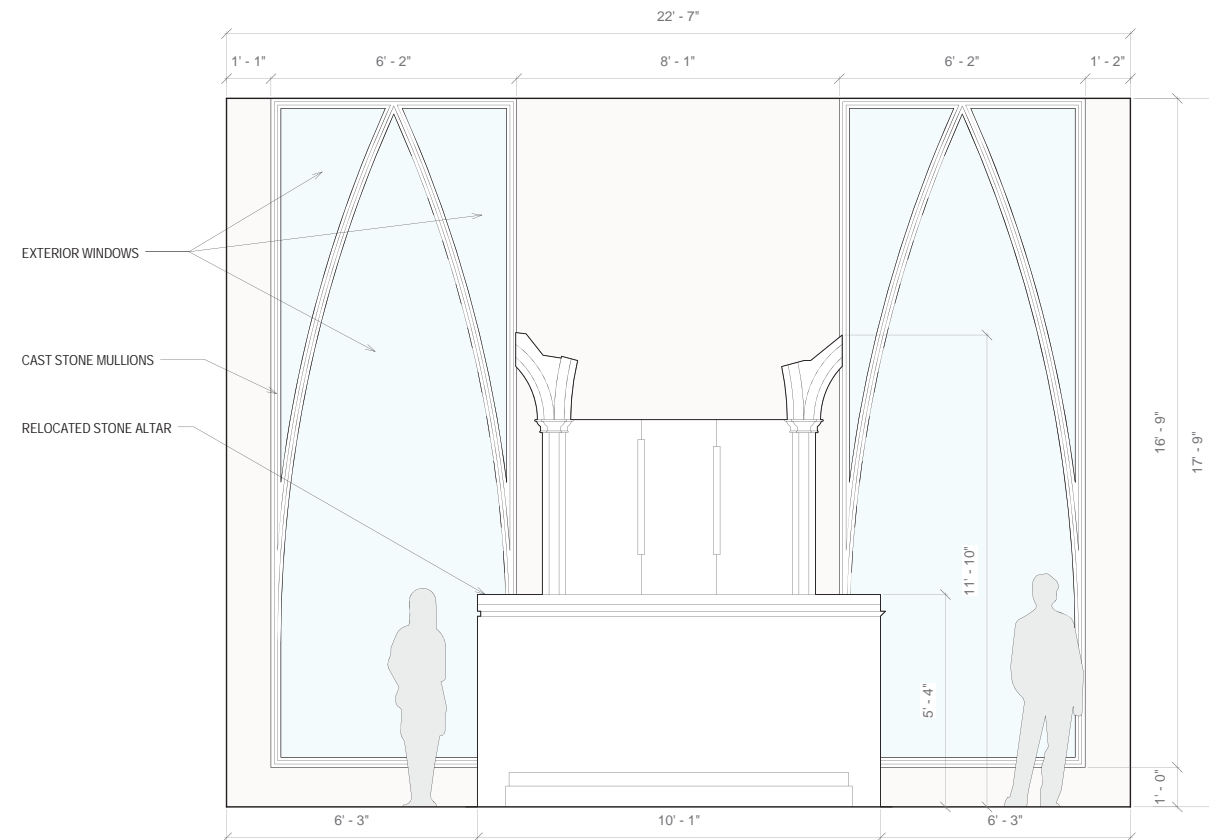
# WEST FACE - PHASE 1

## PRESERVATION PLAN

A-10

Scale  
NO SCALE

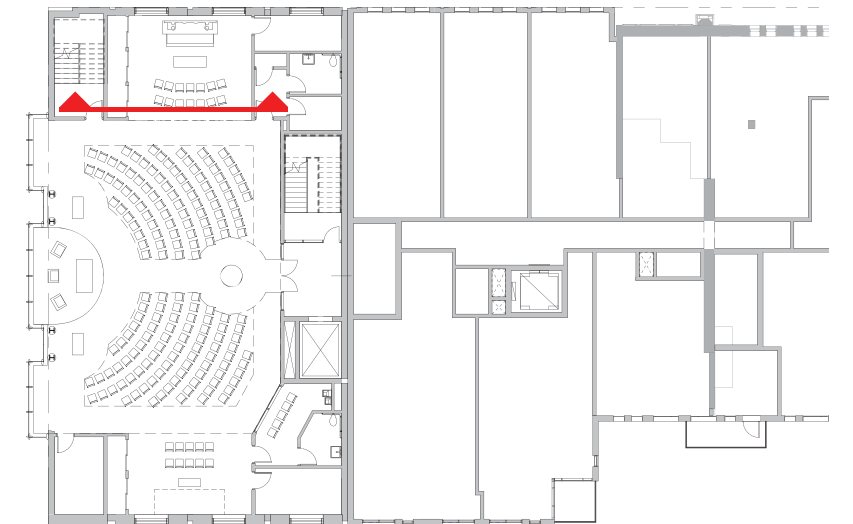




CHAPEL ELEVATION

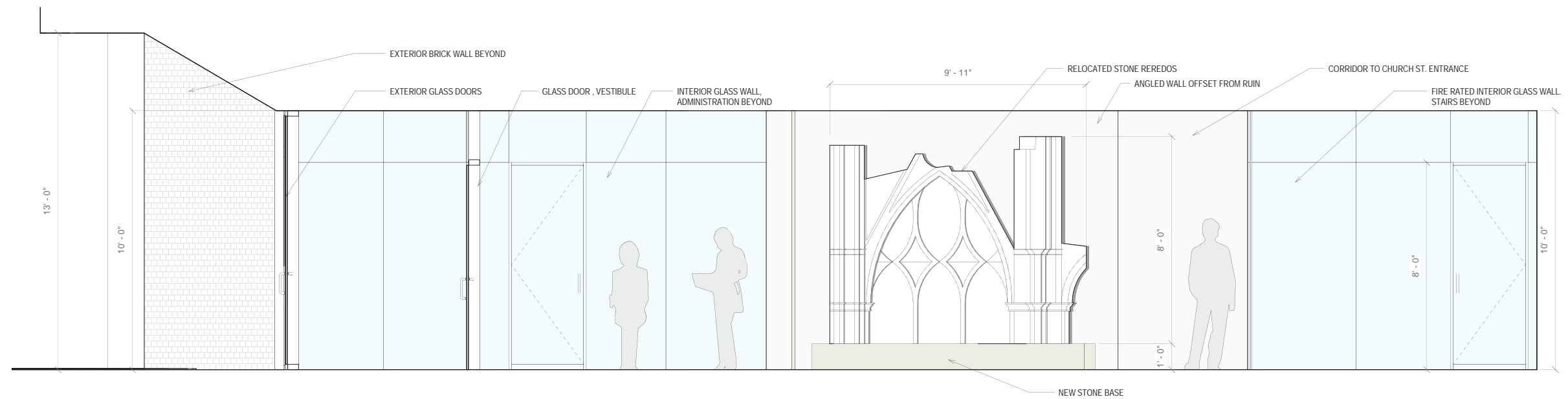


ALTAR PHOTOGRAPH

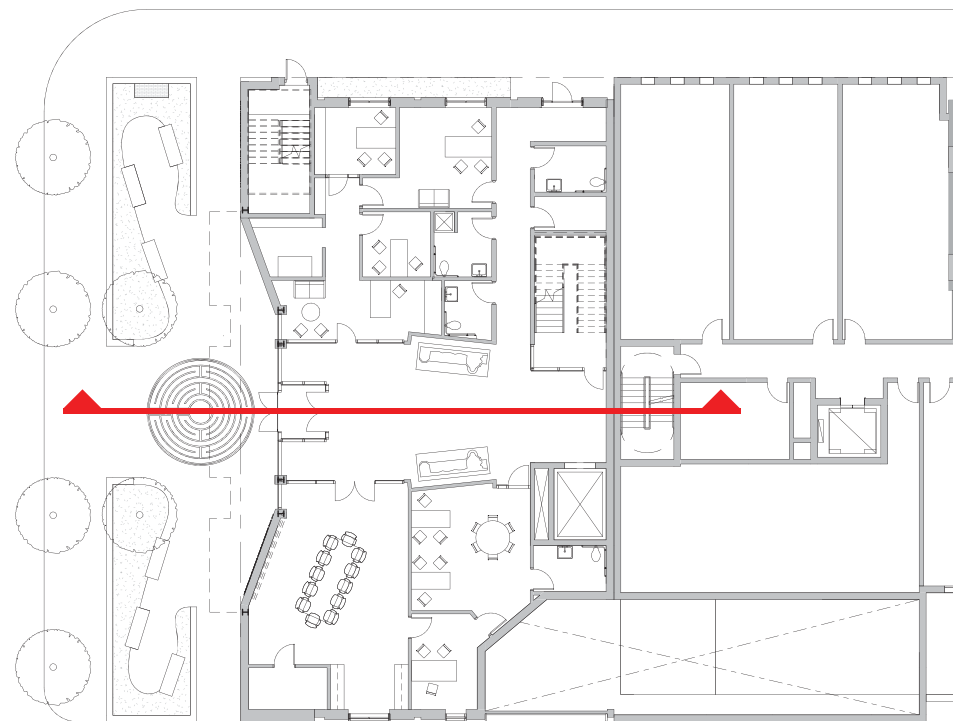


SECOND FLOOR PLAN





**NARTHEX NORTH ELEVATION**



**FIRST FLOOR PLAN**

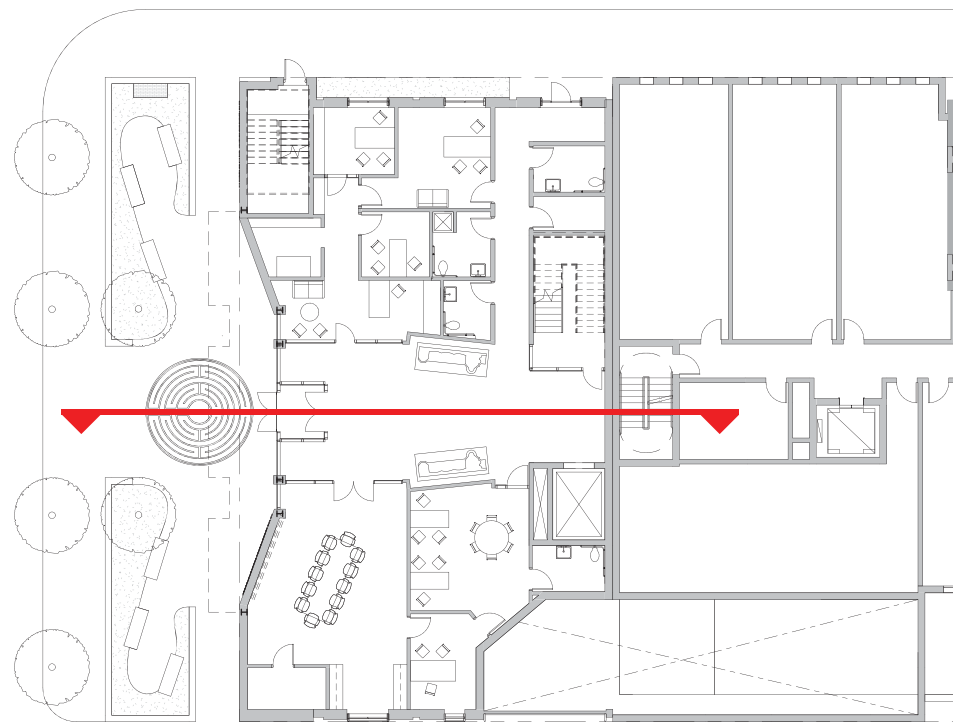


**LEFT REREDOS PHOTOGRAPH**





**NARTHEX SOUTH ELEVATION**

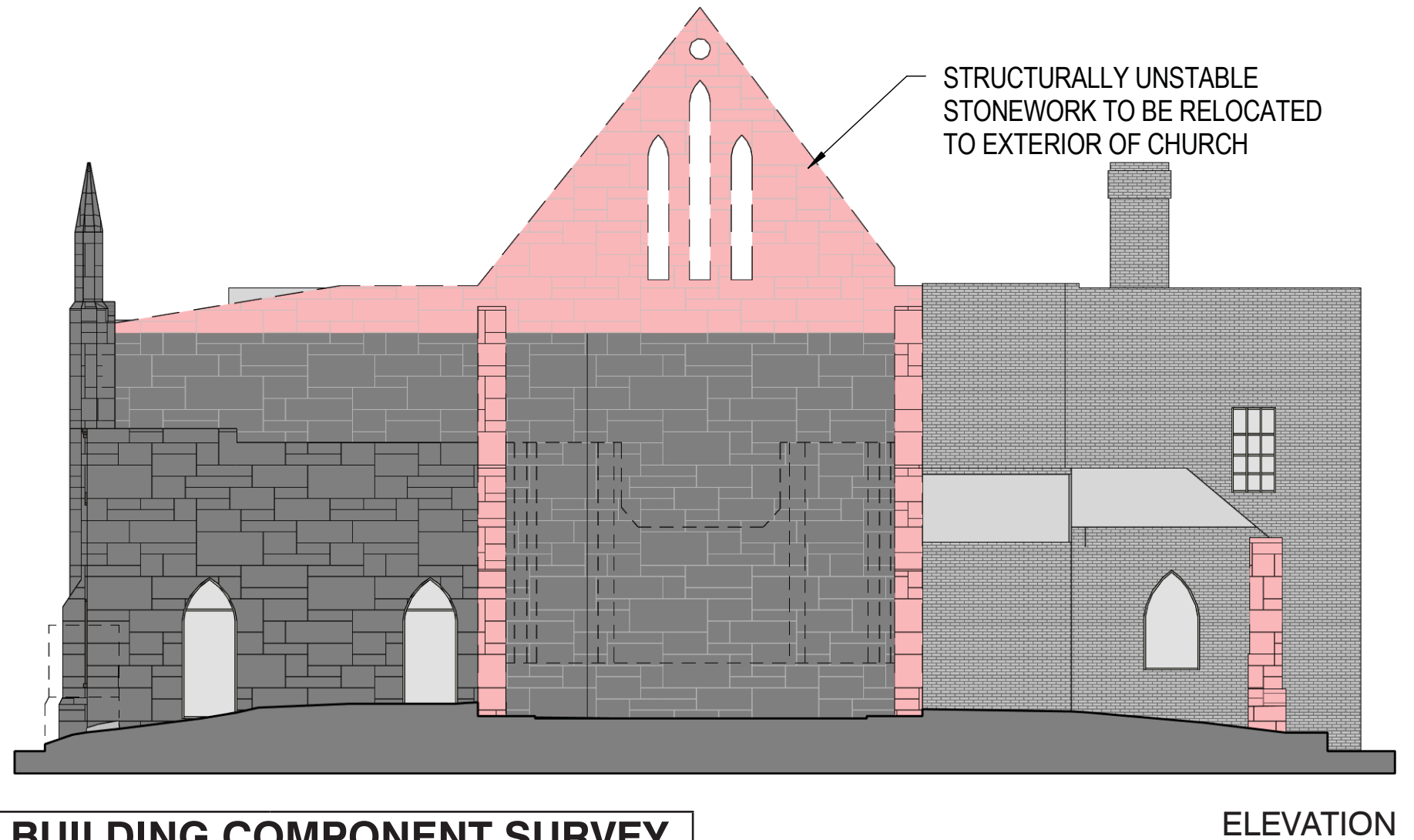
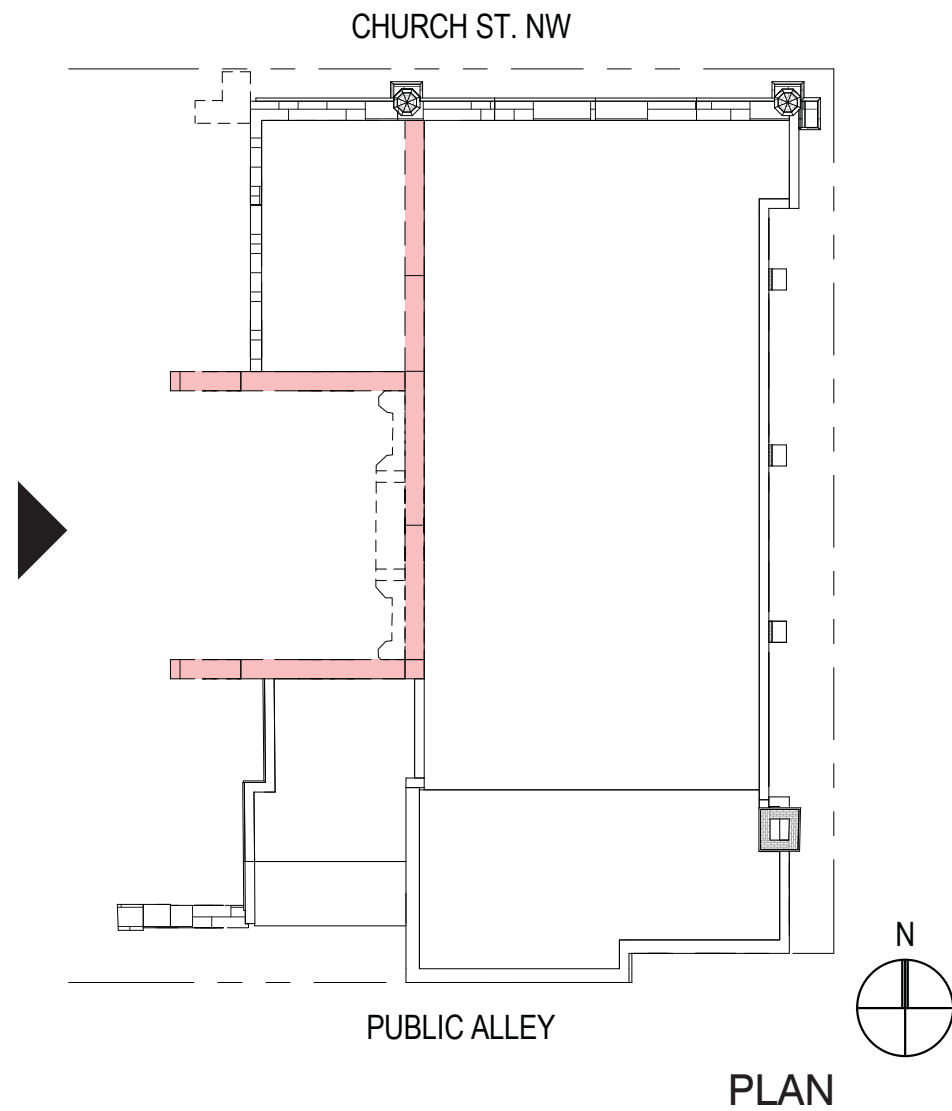


**FIRST FLOOR PLAN**



**RIGHT REREDOS PHOTOGRAPH**





BUILDING COMPONENT SURVEY	
BUILDING COMPONENT	PERCENTAGE OF TOTAL BUILDING
ALTAR RUINS AND CORNERSTONE	5%
GABLE AND STONE WALLS	30%

CHURCH PRESERVATION PLAN		
BUILDING COMPONENT	RETAINED IN-SITU	RELOCATED ON-SITE
ALTAR RUINS AND CORNERSTONE	-	100%
GABLE AND STONE WALLS	80%	12% (TO CHURCH) 8% (TO RES.)
CUMULATIVE BUILDING TOTALS:	75%	15%

- CURRENT PHASE OF WORK  
 - PREVIOUS PHASE OF WORK

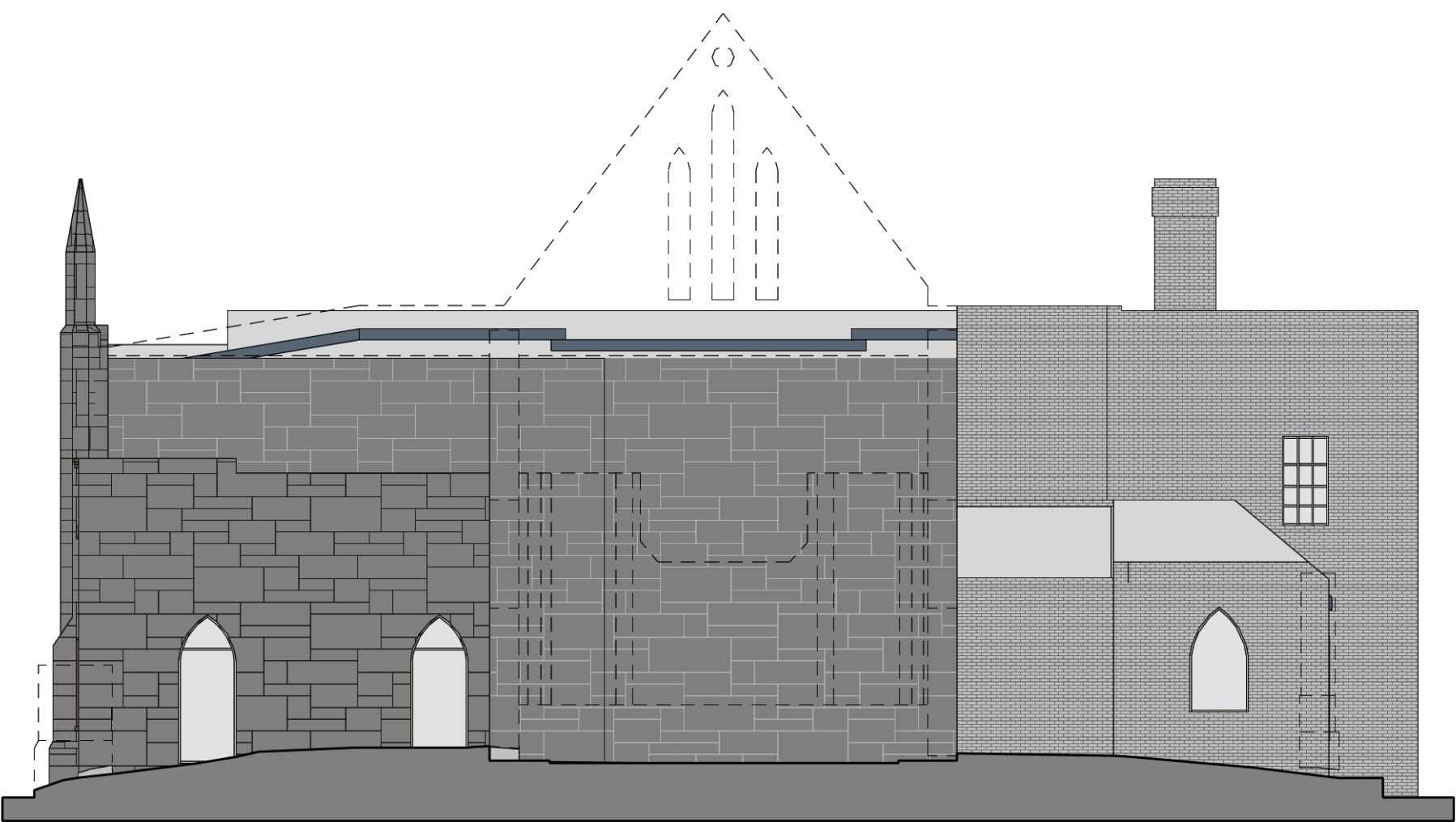
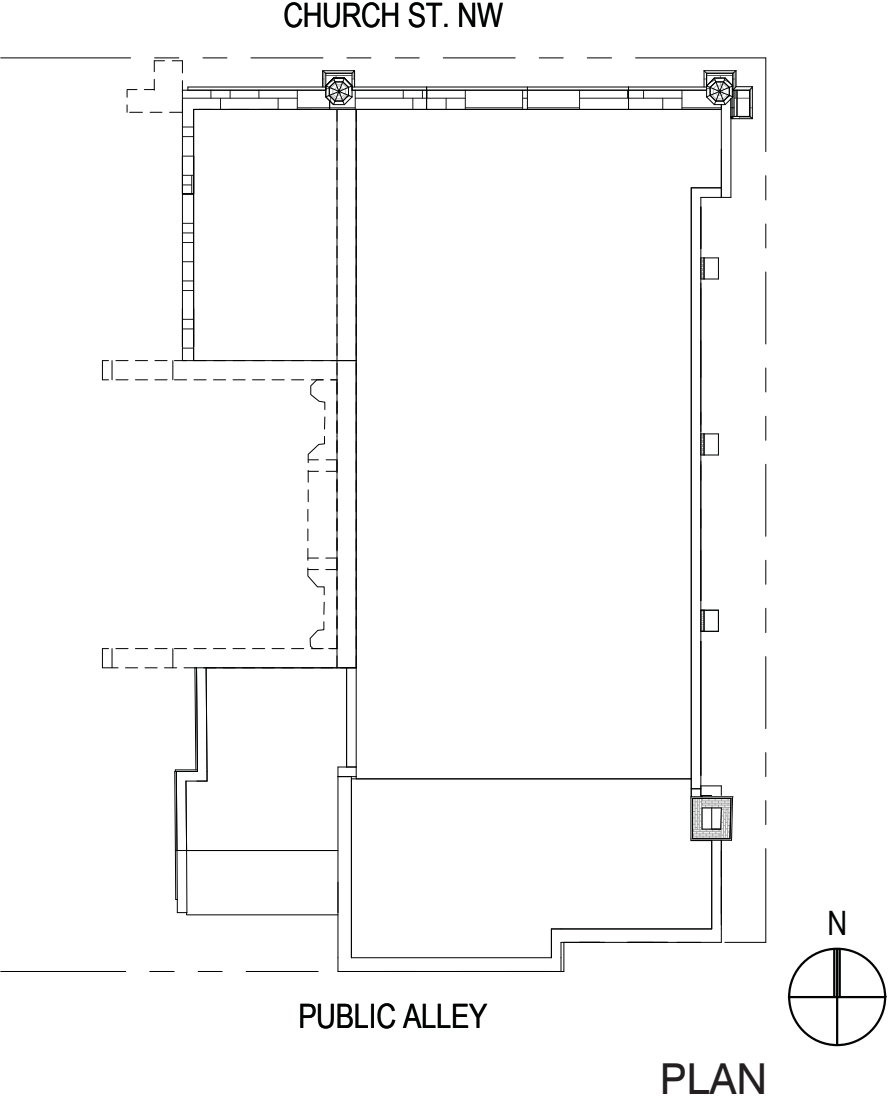
WEST FACE - PHASE 2

PRESERVATION PLAN

A-14

Scale  
NO SCALE





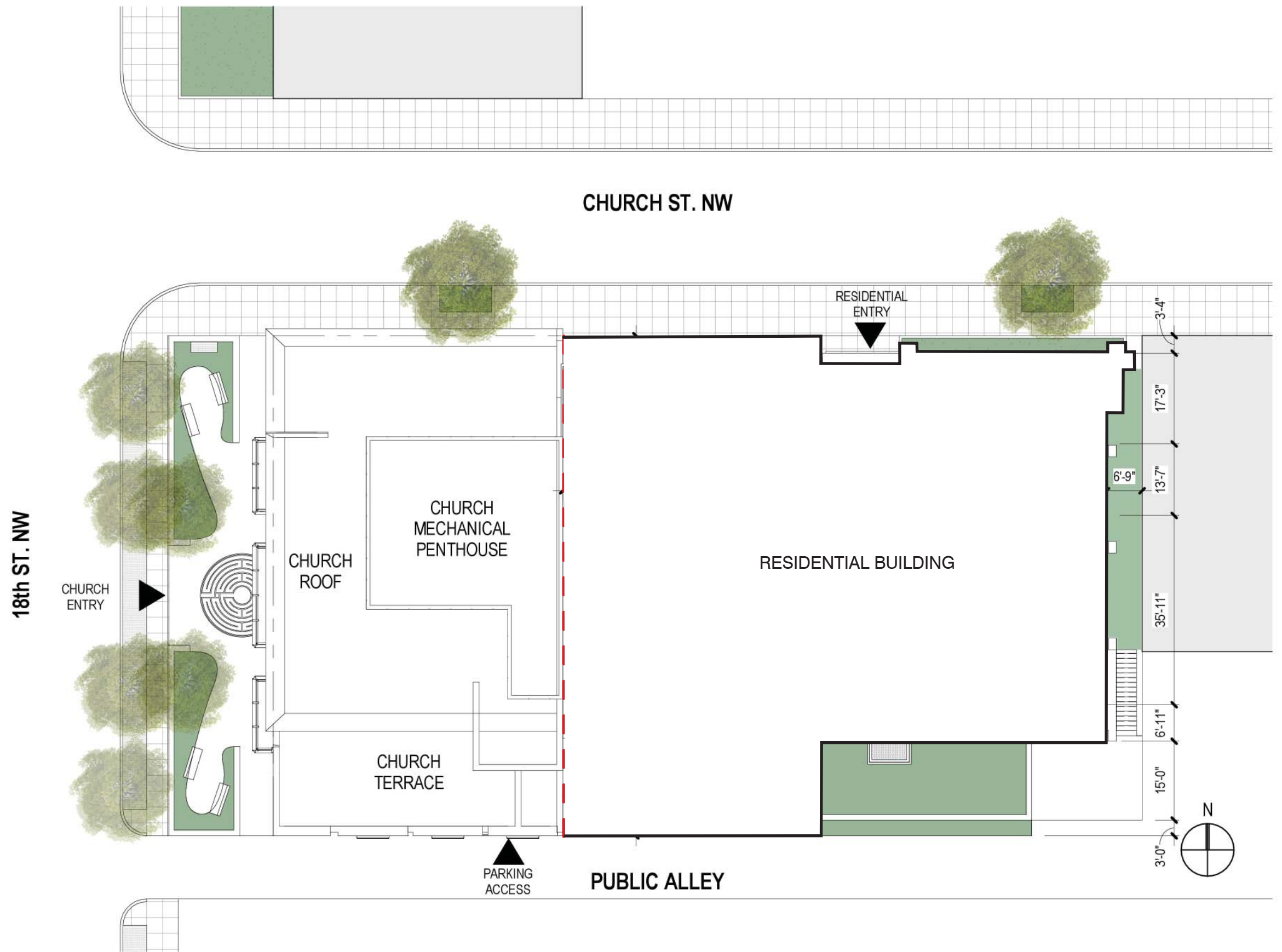
BUILDING COMPONENT SURVEY	
BUILDING COMPONENT	PERCENTAGE OF TOTAL BUILDING
ALTAR RUINS AND CORNERSTONE	5%
GABLE AND STONE WALLS	30%

CHURCH PRESERVATION PLAN		
BUILDING COMPONENT	RETAINED IN-SITU	RELOCATED ON-SITE
ALTAR RUINS AND CORNERSTONE	-	100%
GABLE AND STONE WALLS	80%	12% (TO CHURCH) 8% (TO RES.)
CUMULATIVE BUILDING TOTALS:	75%	15%

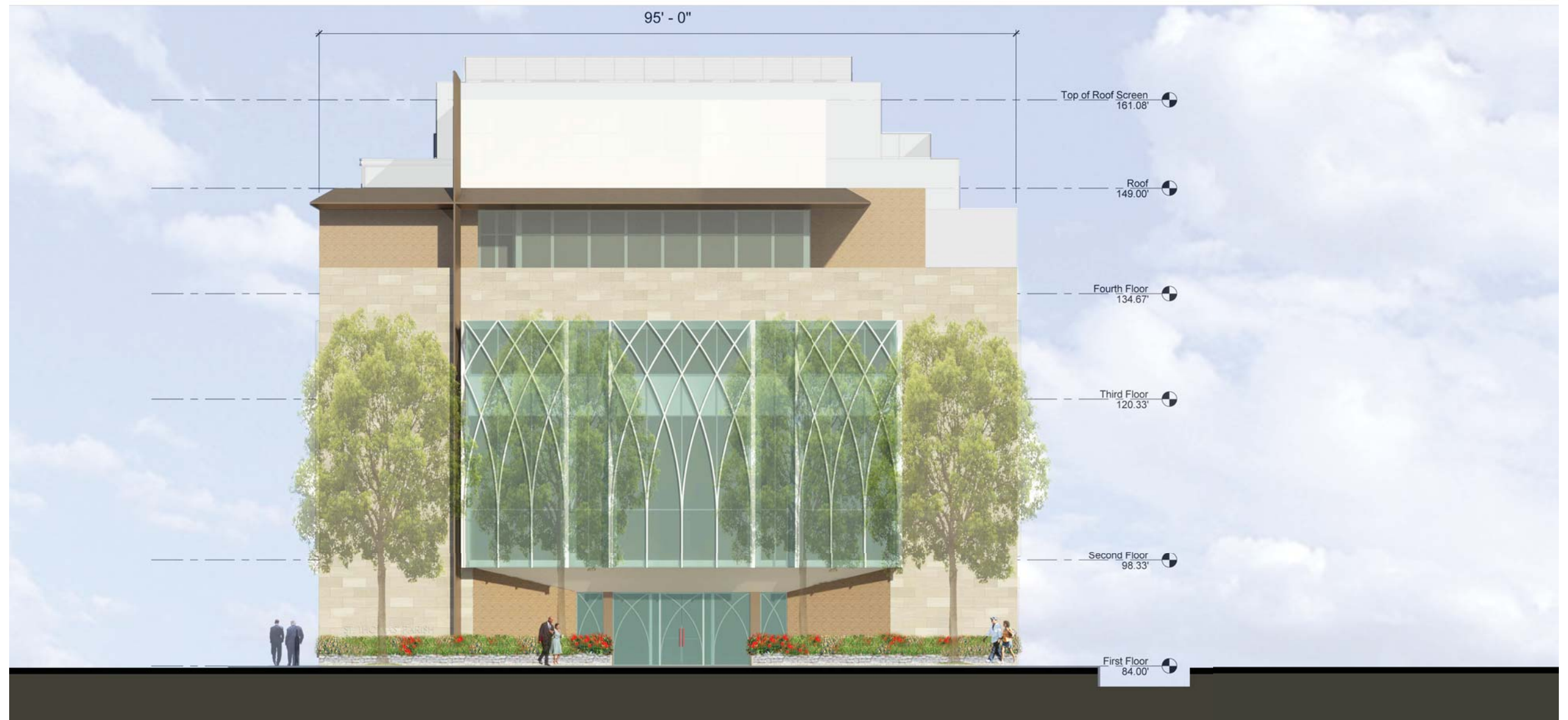
— - - - - CURRENT PHASE OF WORK  
- - - - - PREVIOUS PHASE OF WORK

ENVELOPE WITH RUINS REMOVED









18<sup>TH</sup> STREET  
 BUILDING ELEVATIONS  
 A-17      Scale  
 1/16" = 1'

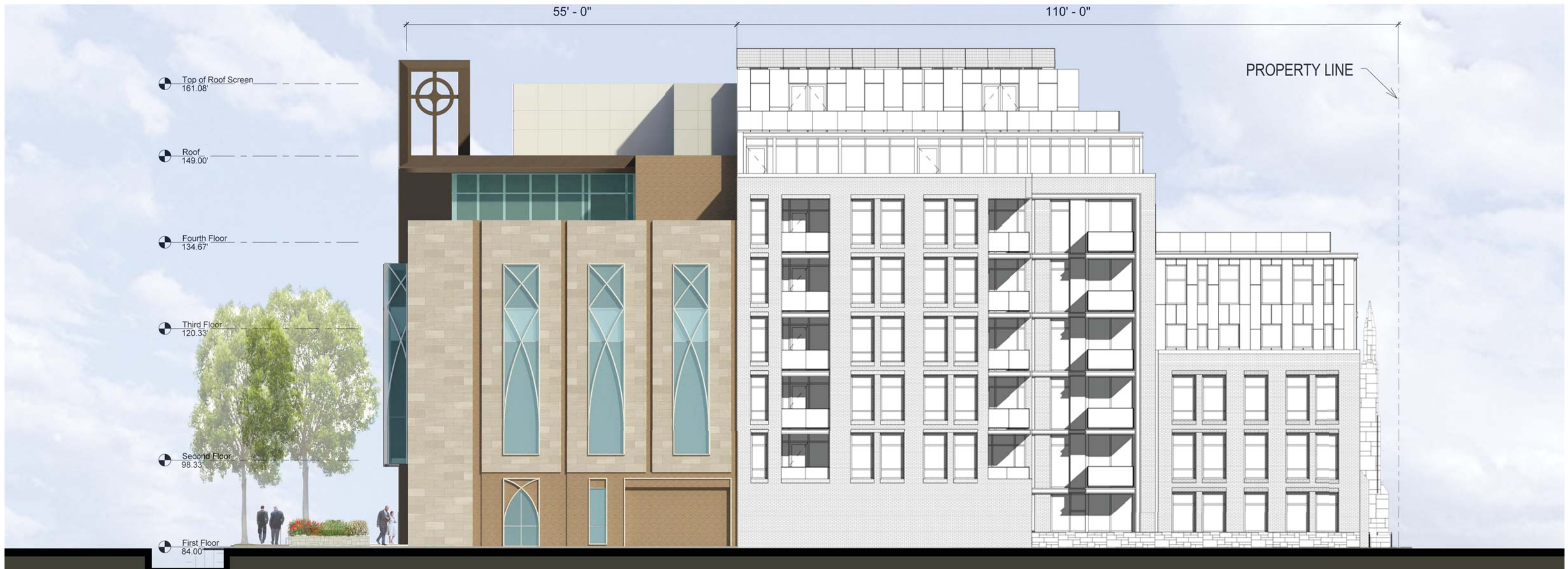




# CHURCH STREET BUILDING ELEVATIONS

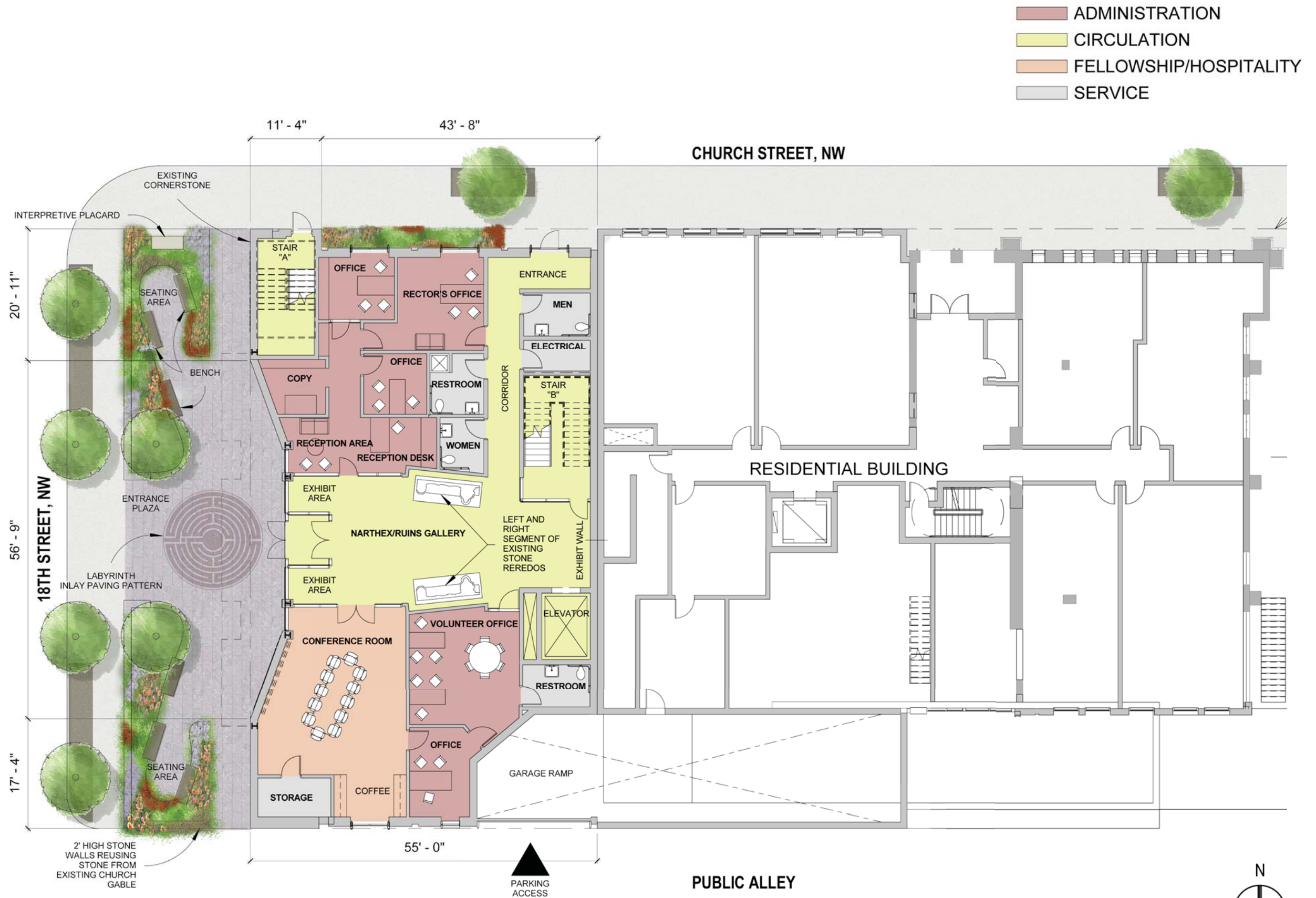
A-18      Scale  
1/16" = 1'





PUBLIC ALLEY  
BUILDING ELEVATIONS  
A-19      Scale  
1/16" = 1'

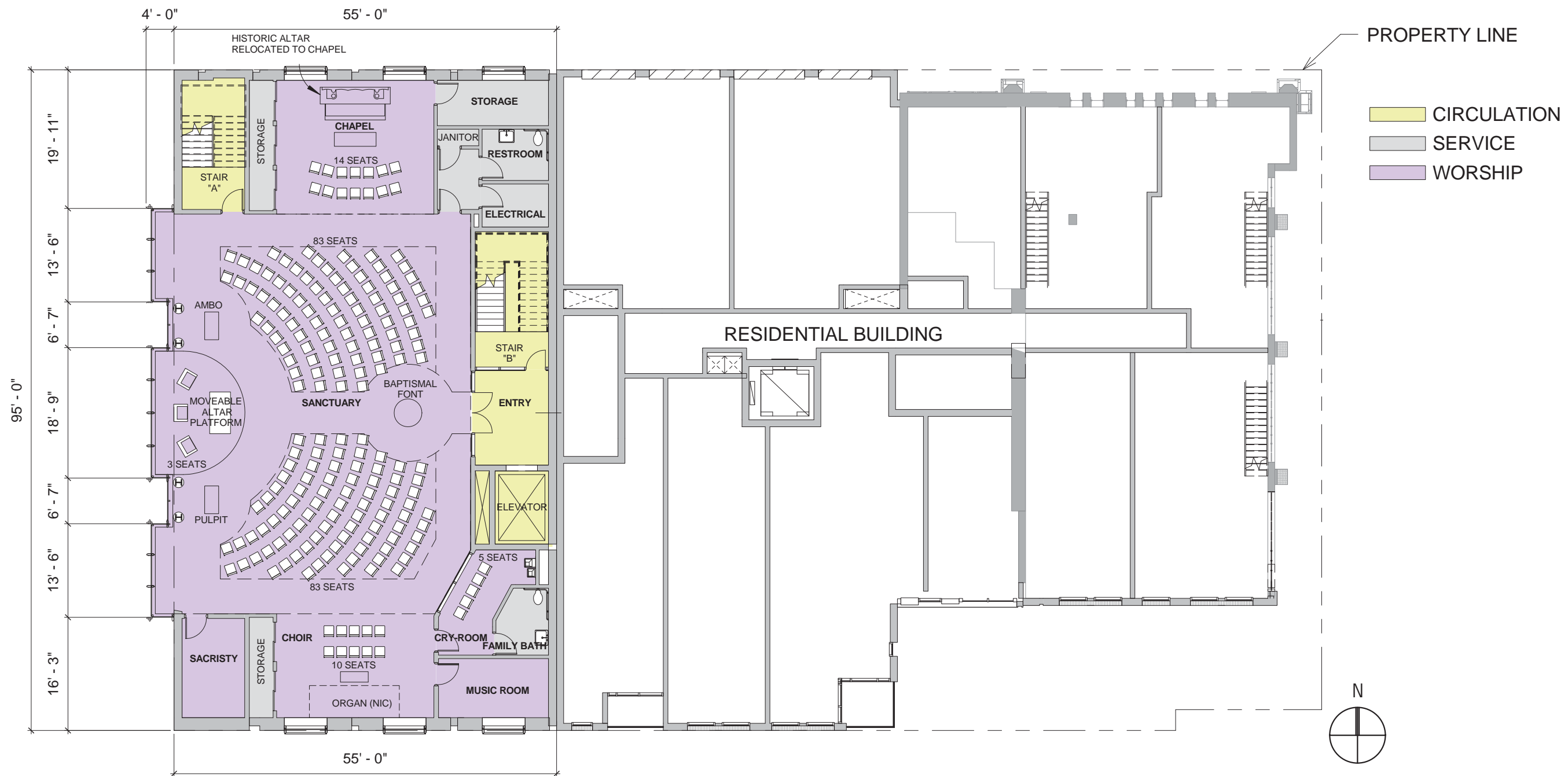




# GROUND FLOOR PLANS

A-20 Scale  
1/16" = 1'

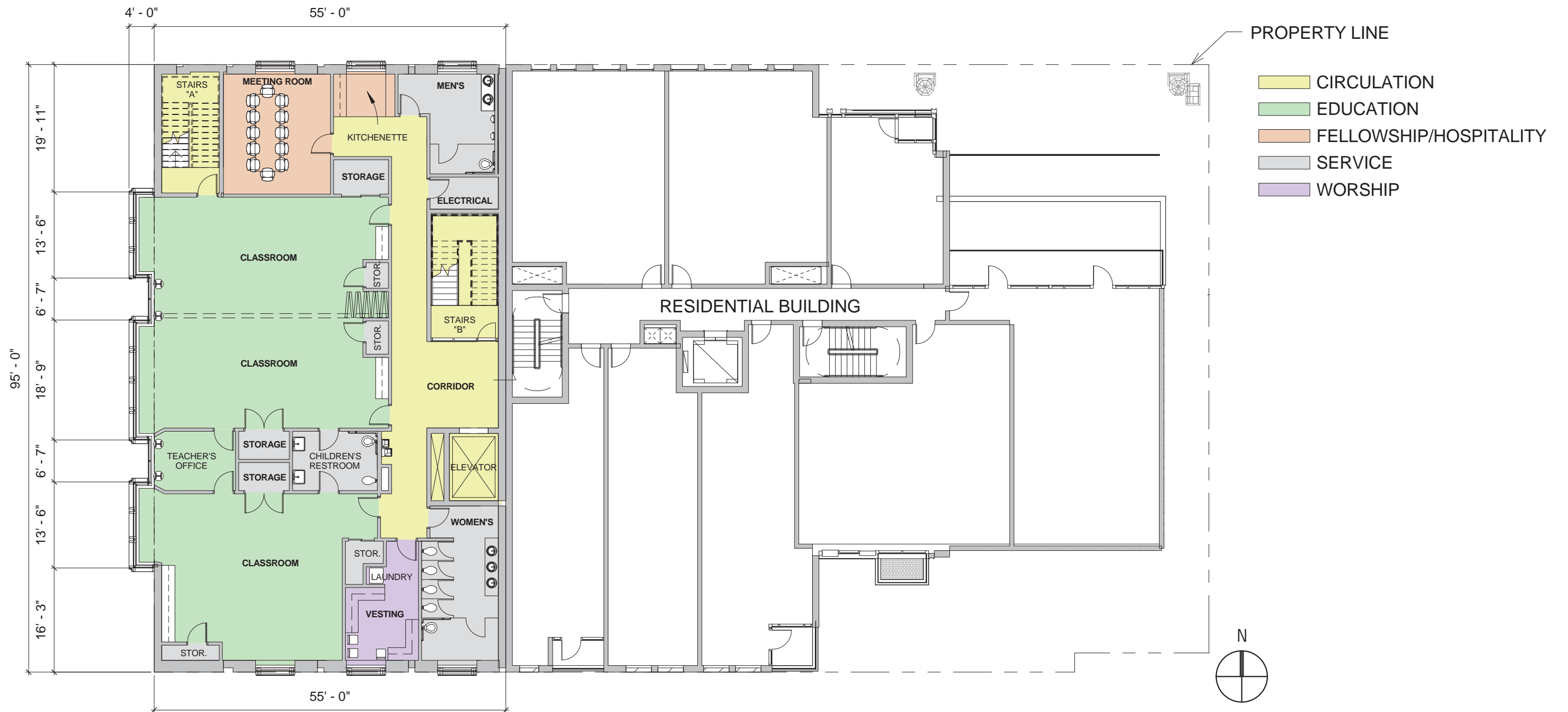




## 2<sup>ND</sup> FL. - SANCTUARY PLANS A-21

Scale  
1/16" = 1'





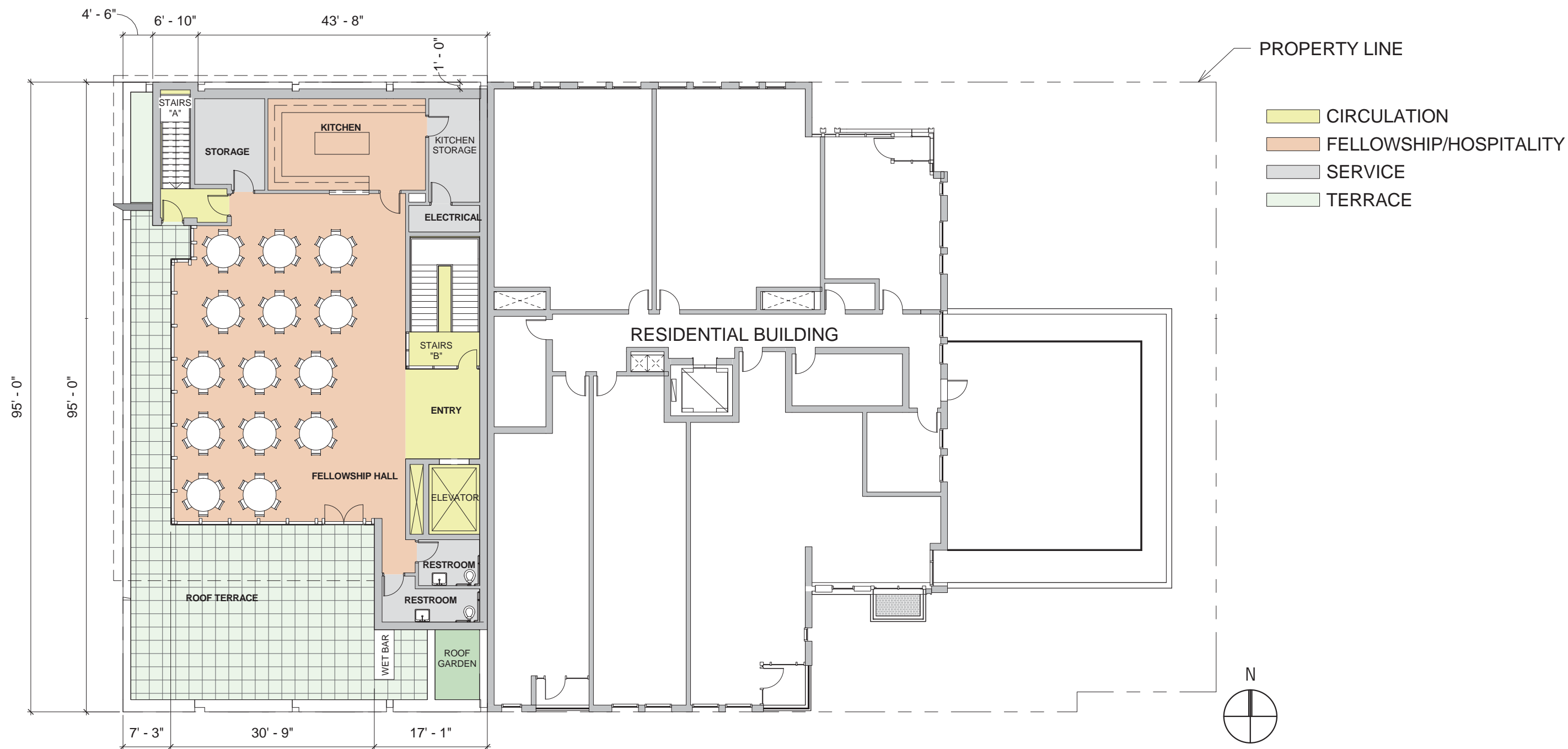
3<sup>RD</sup> FLOOR

PLANS

A-22

Scale  
1/16" = 1'





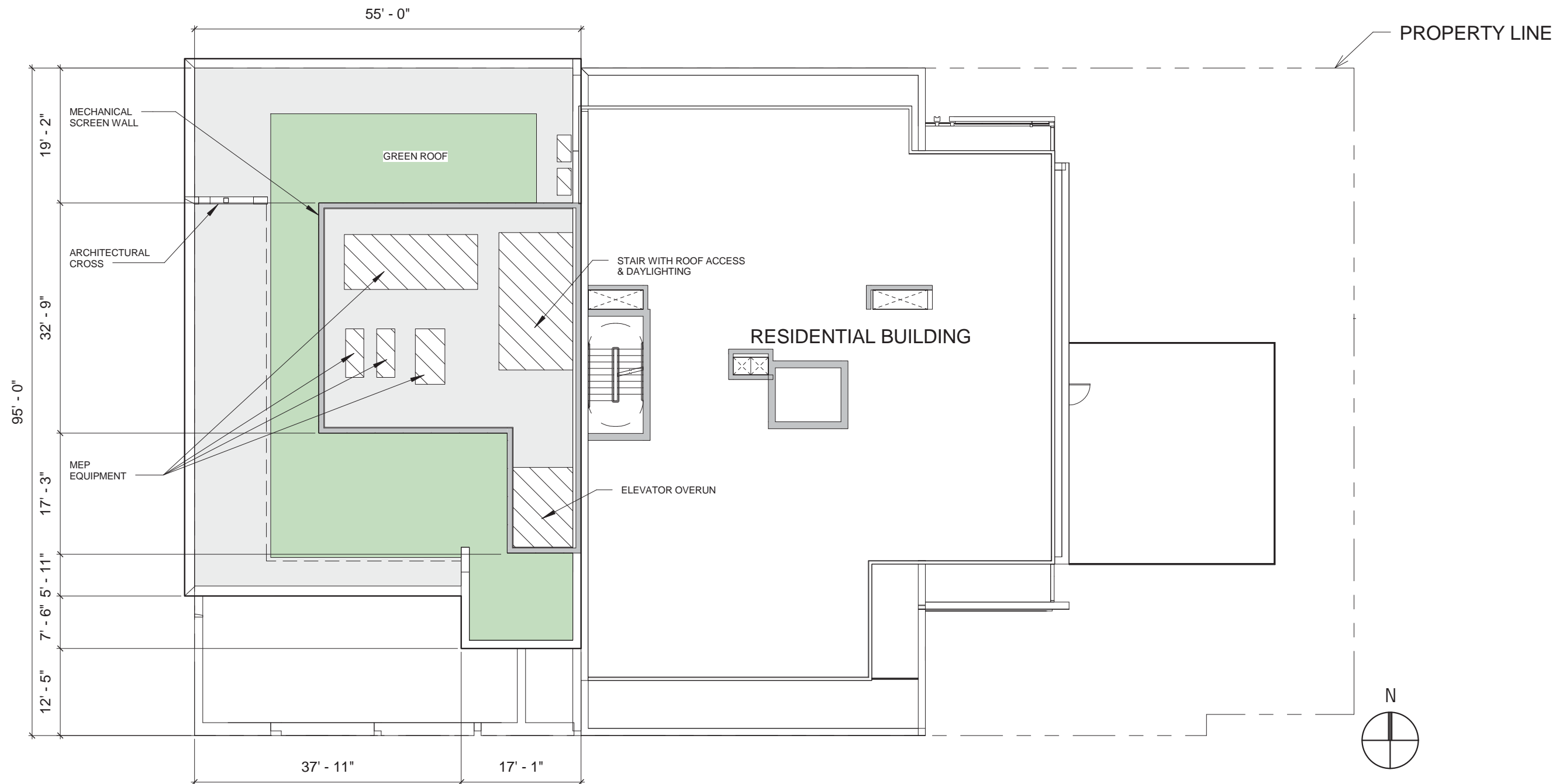
4<sup>TH</sup> FLOOR

PLANS

A-23

Scale  
1/16" = 1'





# CHURCH ROOF PLANS

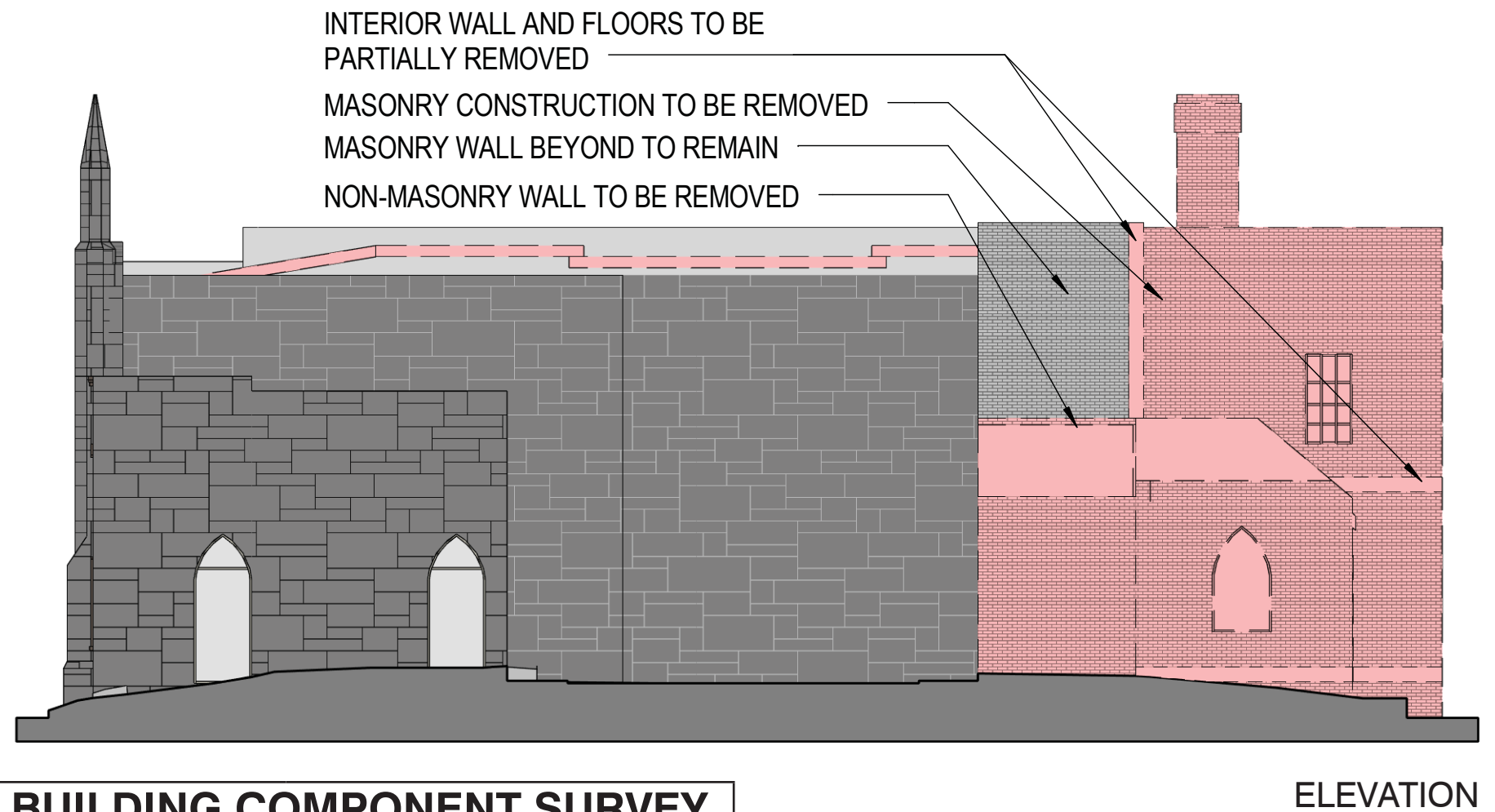
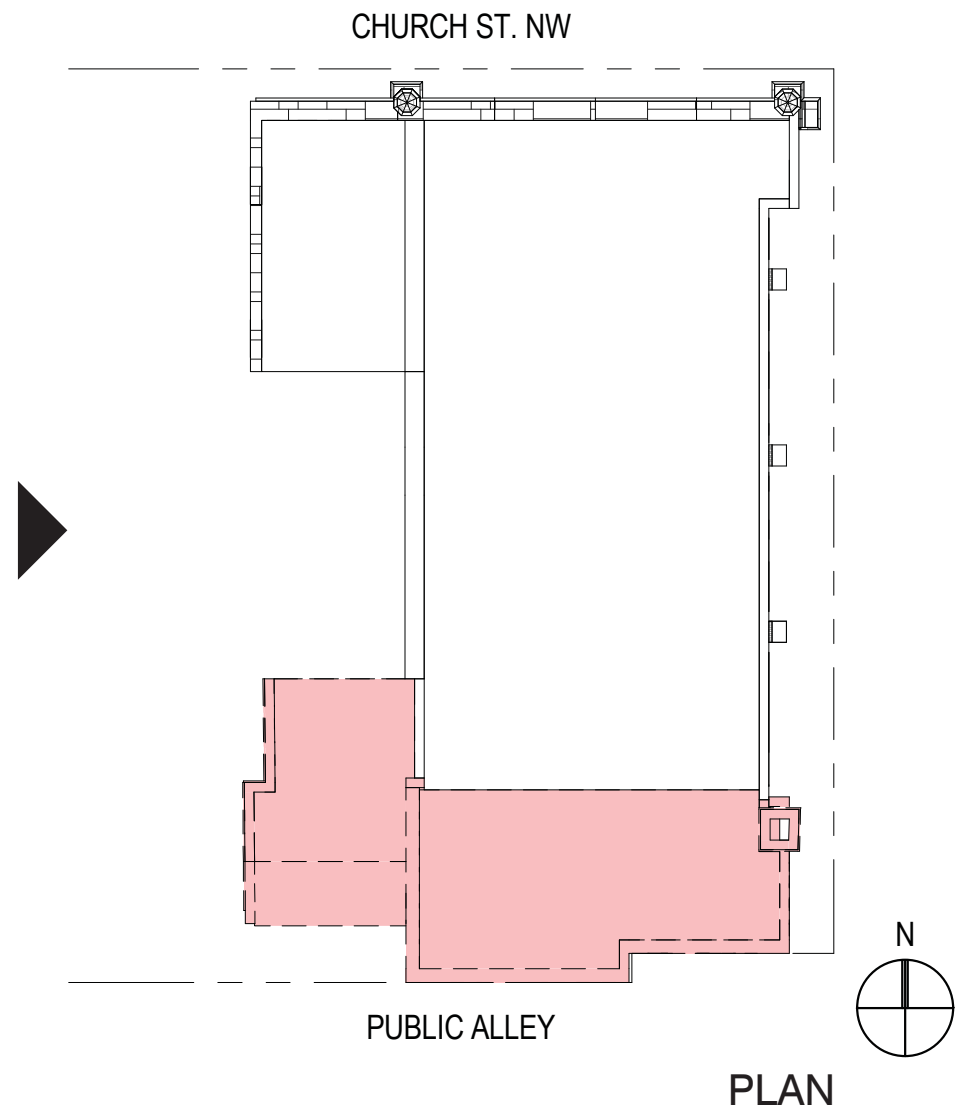
A-24

Scale  
1/16" = 1'









BUILDING COMPONENT SURVEY	
BUILDING COMPONENT	PERCENTAGE OF TOTAL BUILDING
BRICK-CLAD WALLS	25%
INTERIOR STRUCTURAL ELEMENTS	40%

RESIDENTIAL PRESERVATION PLAN		
BUILDING COMPONENT	RETAINED IN-SITU	REMOVED OFF SITE
BRICK-CLAD WALLS	70%	30%
INTERIOR STRUCTURAL ELEMENTS	90%	10%
<b>CUMULATIVE BUILDING TOTALS:</b>	75%	10%

- CURRENT PHASE OF WORK  
 - PREVIOUS PHASE OF WORK

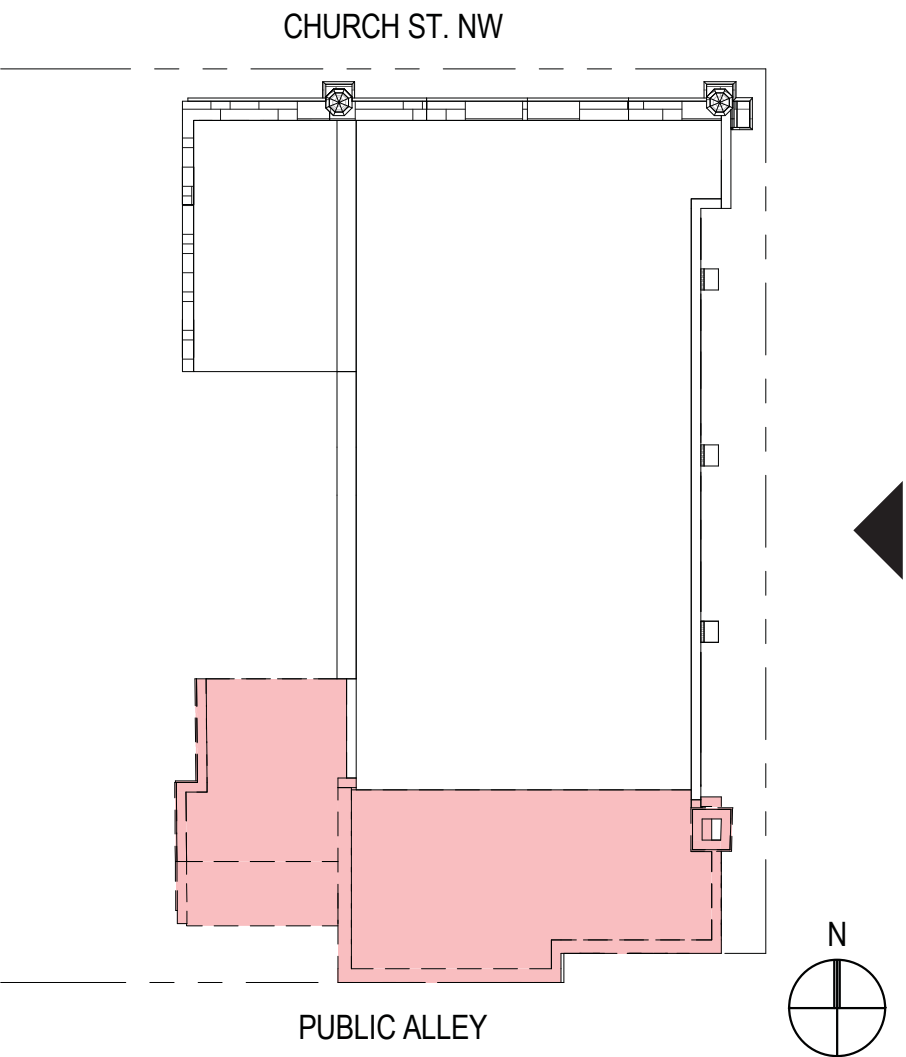
## WEST FACE - PHASE 3

## PRESERVATION PLAN

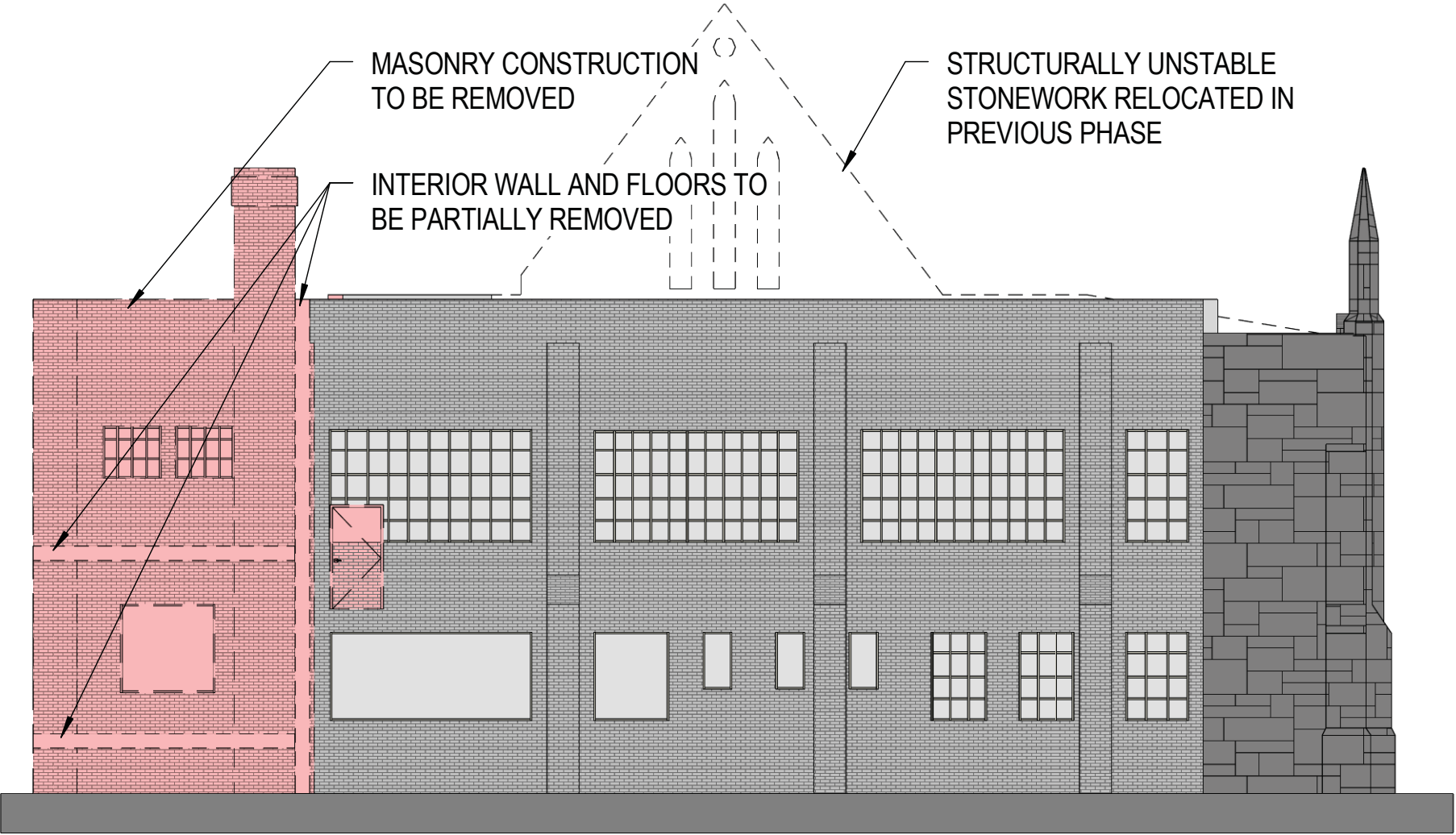
A-26

Scale  
NO SCALE





PLAN



ELEVATION

BUILDING COMPONENT SURVEY	
BUILDING COMPONENT	PERCENTAGE OF TOTAL BUILDING
BRICK-CLAD WALLS	25%
INTERIOR STRUCTURAL ELEMENTS	40%

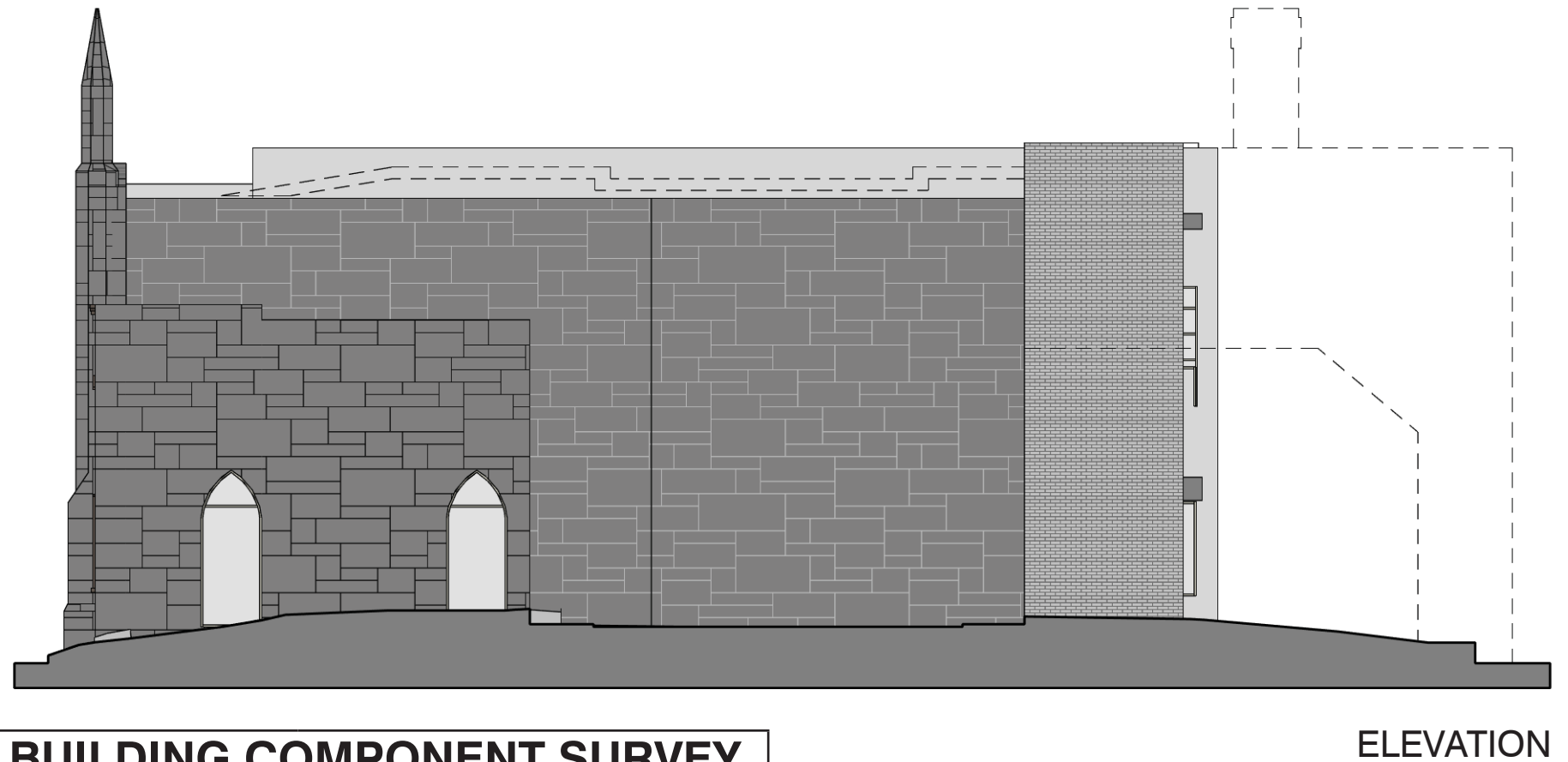
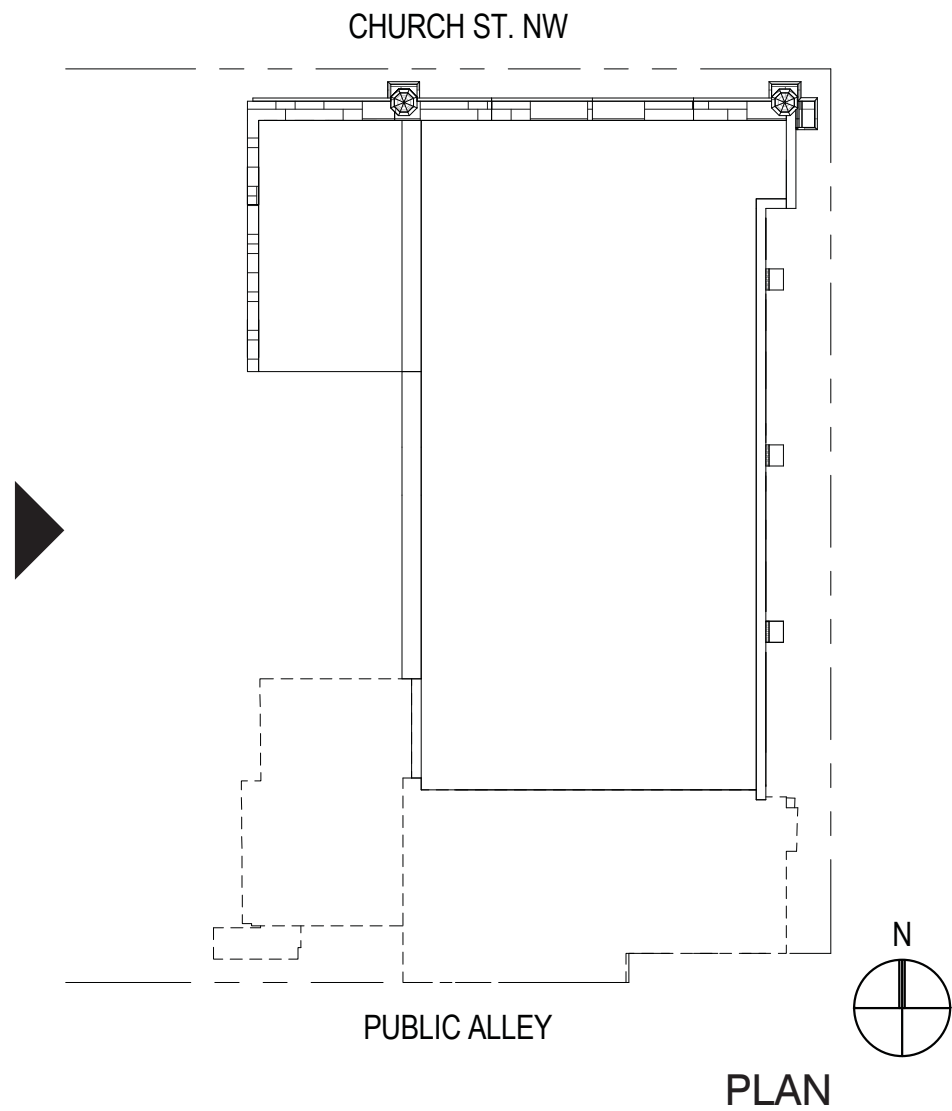
RESIDENTIAL PRESERVATION PLAN		
BUILDING COMPONENT	RETAINED IN-SITU	REMOVED OFF SITE
BRICK-CLAD WALLS	70%	30%
INTERIOR STRUCTURAL ELEMENTS	90%	10%
CUMULATIVE BUILDING TOTALS:	75%	10%

■ - CURRENT PHASE OF WORK  
- - - - - PREVIOUS PHASE OF WORK

EAST FACE - PHASE 3  
PRESERVATION PLAN

A-27      Scale  
NO SCALE





BUILDING COMPONENT SURVEY	
BUILDING COMPONENT	PERCENTAGE OF TOTAL BUILDING
BRICK-CLAD WALLS	25%
INTERIOR STRUCTURAL ELEMENTS	40%

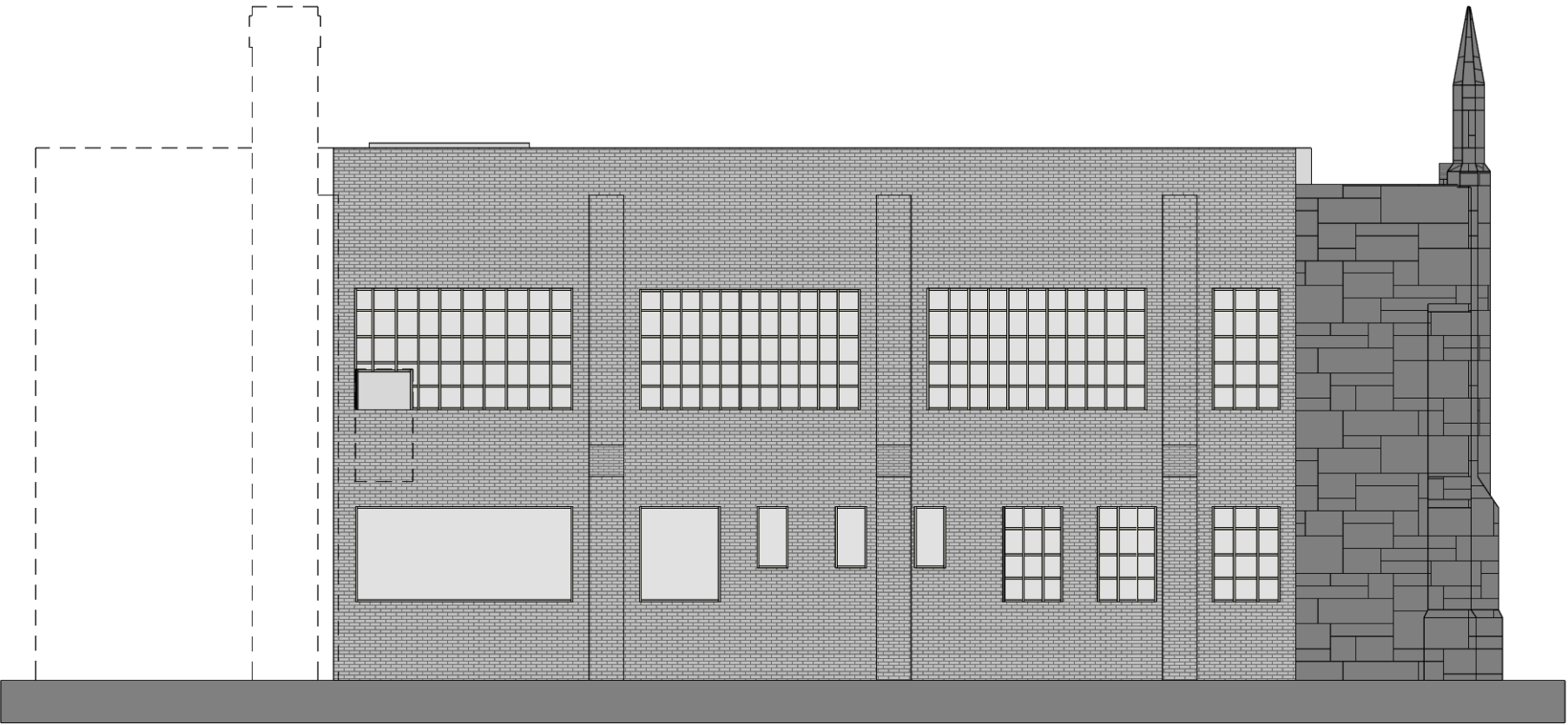
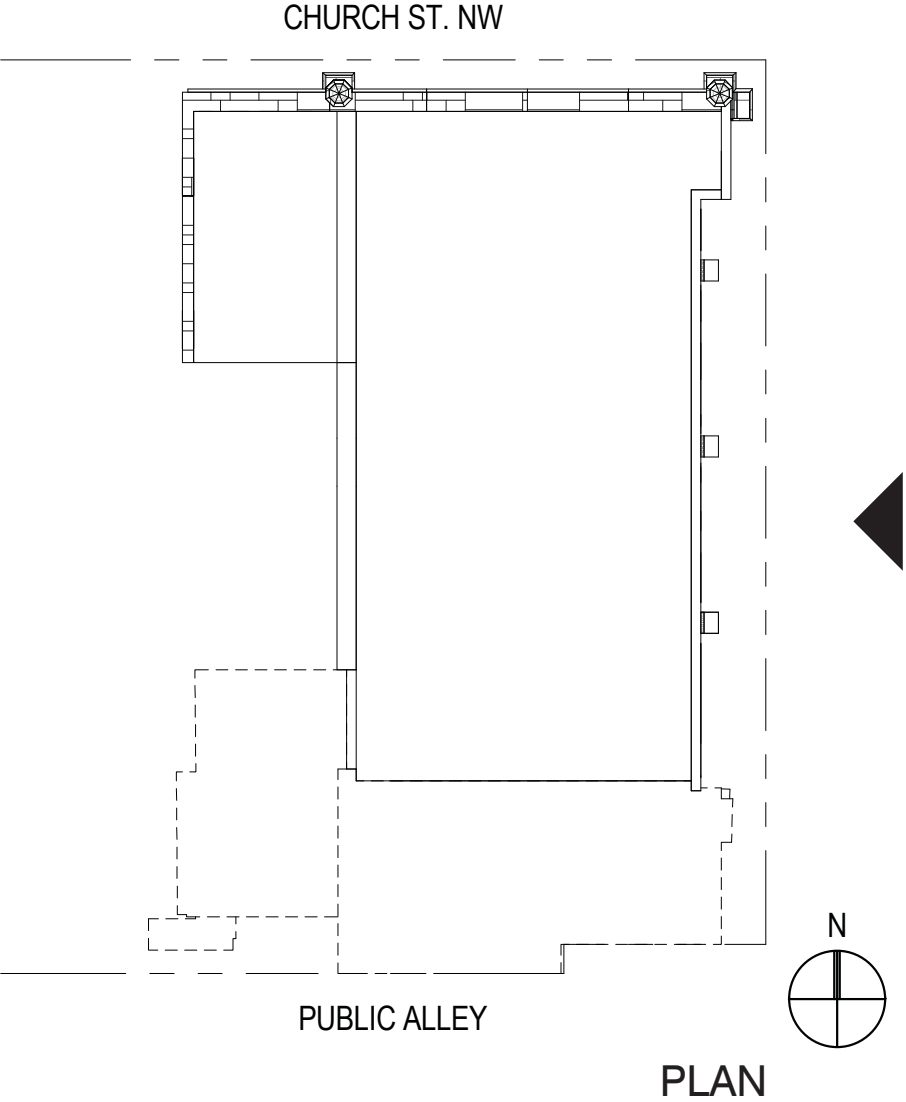
RESIDENTIAL PRESERVATION PLAN		
BUILDING COMPONENT	RETAINED IN-SITU	REMOVED OFF SITE
BRICK-CLAD WALLS	70%	30%
INTERIOR STRUCTURAL ELEMENTS	90%	10%
CUMULATIVE BUILDING TOTALS:	75%	10%

WEST FACE - EXISTING TO REMAIN

PRESERVATION PLAN

A-28 Scale  
NO SCALE





BUILDING COMPONENT SURVEY	
BUILDING COMPONENT	PERCENTAGE OF TOTAL BUILDING
BRICK-CLAD WALLS	25%
INTERIOR STRUCTURAL ELEMENTS	40%

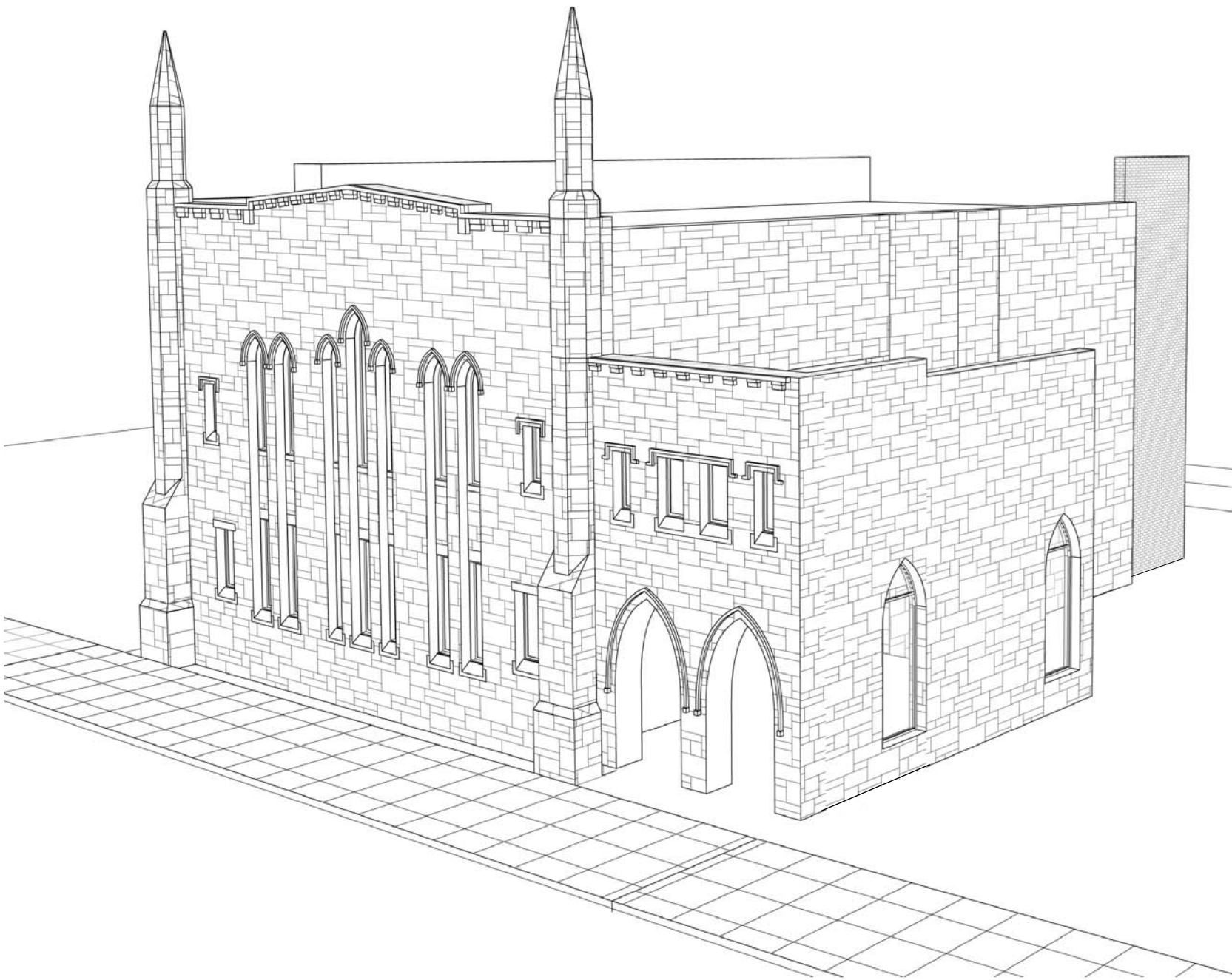
RESIDENTIAL PRESERVATION PLAN		
BUILDING COMPONENT	RETAINED IN-SITU	REMOVED OFF SITE
BRICK-CLAD WALLS	70%	30%
INTERIOR STRUCTURAL ELEMENTS	90%	10%
CUMULATIVE BUILDING TOTALS:	75%	10%

— - - - - CURRENT PHASE OF WORK  
- - - - - PREVIOUS PHASE OF WORK

EAST FACE - EXISTING TO REMAIN

PRESERVATION PLAN

A-29 Scale  
NO SCALE



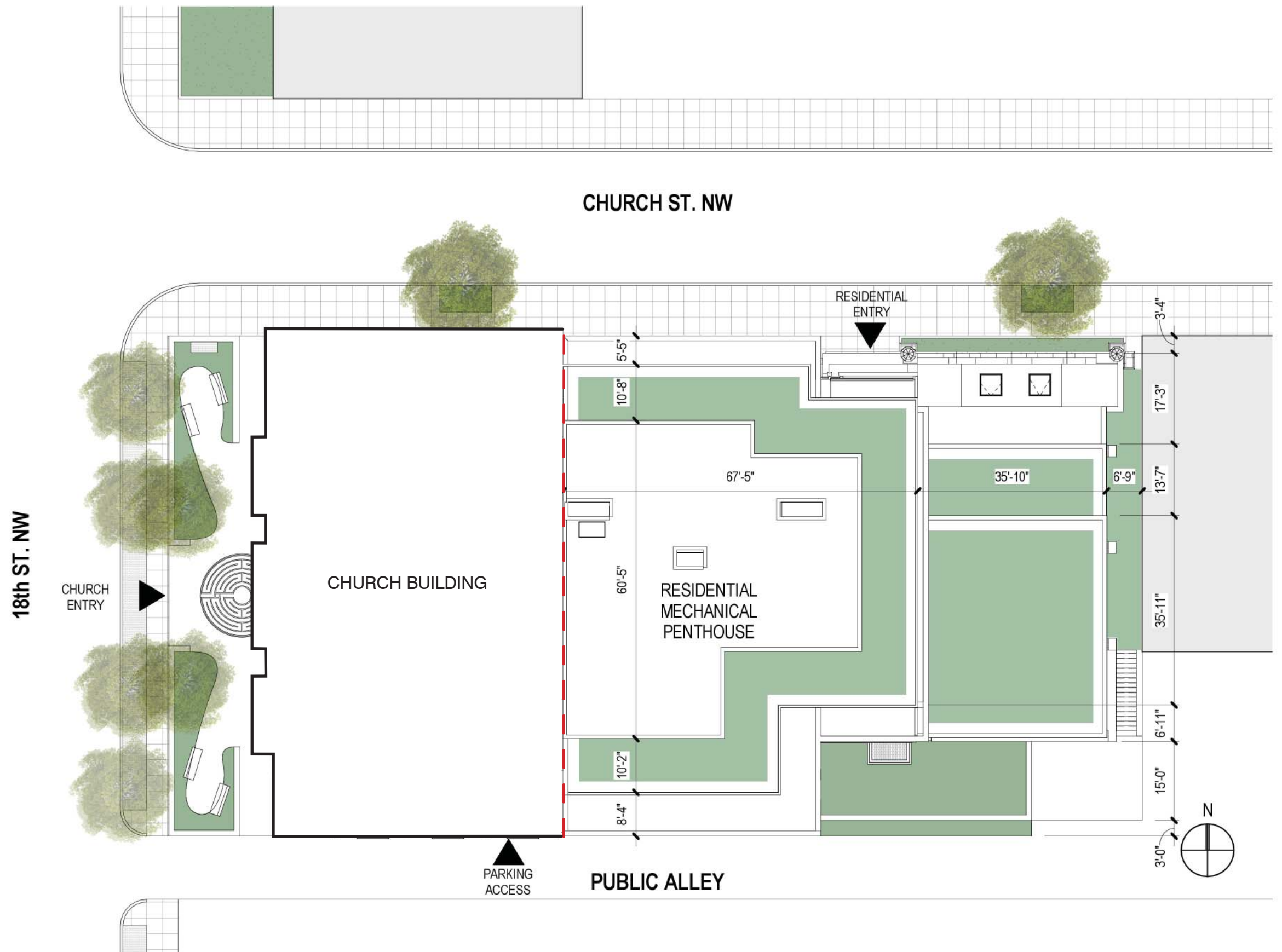
BUILDING PRESERVATION PLAN				
Building Component	Retained In-Situ	Relocated On-Site		Removed Off Site
Altar Ruins and Cornerstone	-	100%		-
Gable and Stone Walls	80%	12% (to Church)	8% (to Res.)	-
Brick-clad Walls	70%	-		30%
Interior Structural Elements	90%	-		10%
Cumulative Building Totals:	75%	15%		10%
Total Percentage Retained/Relocated: 90%				

BUILDING COMPONENT SURVEY	
BUILDING COMPONENT	PERCENTAGE OF TOTAL BUILDING
ALTAR RUINS AND CORNERSTONE	5%
GABLE AND STONE WALLS	30%
BRICK-CLAD WALLS	25%
INTERIOR STRUCTURAL ELEMENTS	40%

COMPLETE PRESERVATION SCOPE

PRESERVATION PLAN





RESIDENTIAL BUILDING FACADE NOTES:

1.

REPOINTED EXISTING STONE TO REMAIN
2.

HISTORIC REPLACEMENT WINDOWS
3.

LIGHT GREY STANDARD BRICK WITH MATCHING MORTAR
4.

TEXTURED DARK GREY STANDARD BRICK WITH COLORED MORTAR
5.

PATTERNED GREY STANDARD BRICK WITH MATCHING MORTAR
6.

PRECAST HEADER
7.

METAL FRAMED COPING
8.

INSET BALCONY WITH FROSTED GLASS RAILING
9.

ALUMINUM WINDOW SYSTEM
10.

PATTERNED METAL IN-FILL PANELS TO MATCH WINDOW SYSTEM
11.

FRAMELESS GLASS RAIL BEHIND EXISTING STONE WALL
12.

METAL AND GLASS WINDOW WALL SYSTEM
13.

CEMENT-BOARD PANEL CLADDING W/ PUNCHED OPENINGS
14.

HISTORIC PAINTED BRICK PAINTED TO MATCH LIGHT GREY BRICK COLOR
15.

INSET PRIVATE BALCONIES
16.

PRIVATE BALCONIES WITH METAL AND GLASS RAILING



CHURCH STREET  
BUILDING ELEVATIONS  
A-32  
Scale  
1/16" = 1'



**RESIDENTIAL BUILDING FACADE NOTES:**

- |  |  |
|--|--|
| 1. REPOINTED EXISTING STONE TO REMAIN                    | 9. ALUMINUM WINDOW SYSTEM  |
| 2. HISTORIC REPLACEMENT WINDOWS                          | 10. PATTERNED METAL IN-FILL PANELS TO MATCH WINDOW SYSTEM          |
| 3. LIGHT GREY STANDARD BRICK WITH MATCHING MORTAR        | 11. FRAMELESS GLASS RAIL BEHIND EXISTING STONE WALL                |
| 4. TEXTURED DARK GREY STANDARD BRICK WITH COLORED MORTAR | 12. METAL AND GLASS WINDOW WALL SYSTEM                             |
| 5. PATTERNED GREY STANDARD BRICK WITH MATCHING MORTAR    | 13. CEMENT-BOARD PANEL CLADDING W/ PUNCHED OPENINGS                |
| 6. PRECAST HEADER  | 14. HISTORIC PAINTED BRICK PAINTED TO MATCH LIGHT GREY BRICK COLOR |
| 7. METAL FRAMED COPING                                   | 15. INSET PRIVATE BALCONIES  |
| 8. INSET BALCONY WITH FROSTED GLASS RAILING              | 16. PRIVATE BALCONIES WITH METAL AND GLASS RAILING                 |



**EAST FACE**  
**BUILDING ELEVATIONS**  
**A-33**      **Scale**  
1/16" = 1'



RESIDENTIAL BUILDING FACADE NOTES:

1.

REPOINTED EXISTING STONE TO REMAIN
2.

HISTORIC REPLACEMENT WINDOWS
3.

LIGHT GREY STANDARD BRICK WITH MATCHING MORTAR
4.

TEXTURED DARK GREY STANDARD BRICK WITH COLORED MORTAR
5.

PATTERNED GREY STANDARD BRICK WITH MATCHING MORTAR
6.

PRECAST HEADER
7.

METAL FRAMED COPING
8.

INSET BALCONY WITH FROSTED GLASS RAILING
9.

ALUMINUM WINDOW SYSTEM
10.

PATTERNED METAL IN-FILL PANELS TO MATCH WINDOW SYSTEM
11.

FRAMELESS GLASS RAIL BEHIND EXISTING STONE WALL
12.

METAL AND GLASS WINDOW WALL SYSTEM
13.

CEMENT-BOARD PANEL CLADDING W/ PUNCHED OPENINGS
14.

HISTORIC PAINTED BRICK PAINTED TO MATCH LIGHT GREY BRICK COLOR
15.

INSET PRIVATE BALCONIES
16.

PRIVATE BALCONIES WITH METAL AND GLASS RAILING



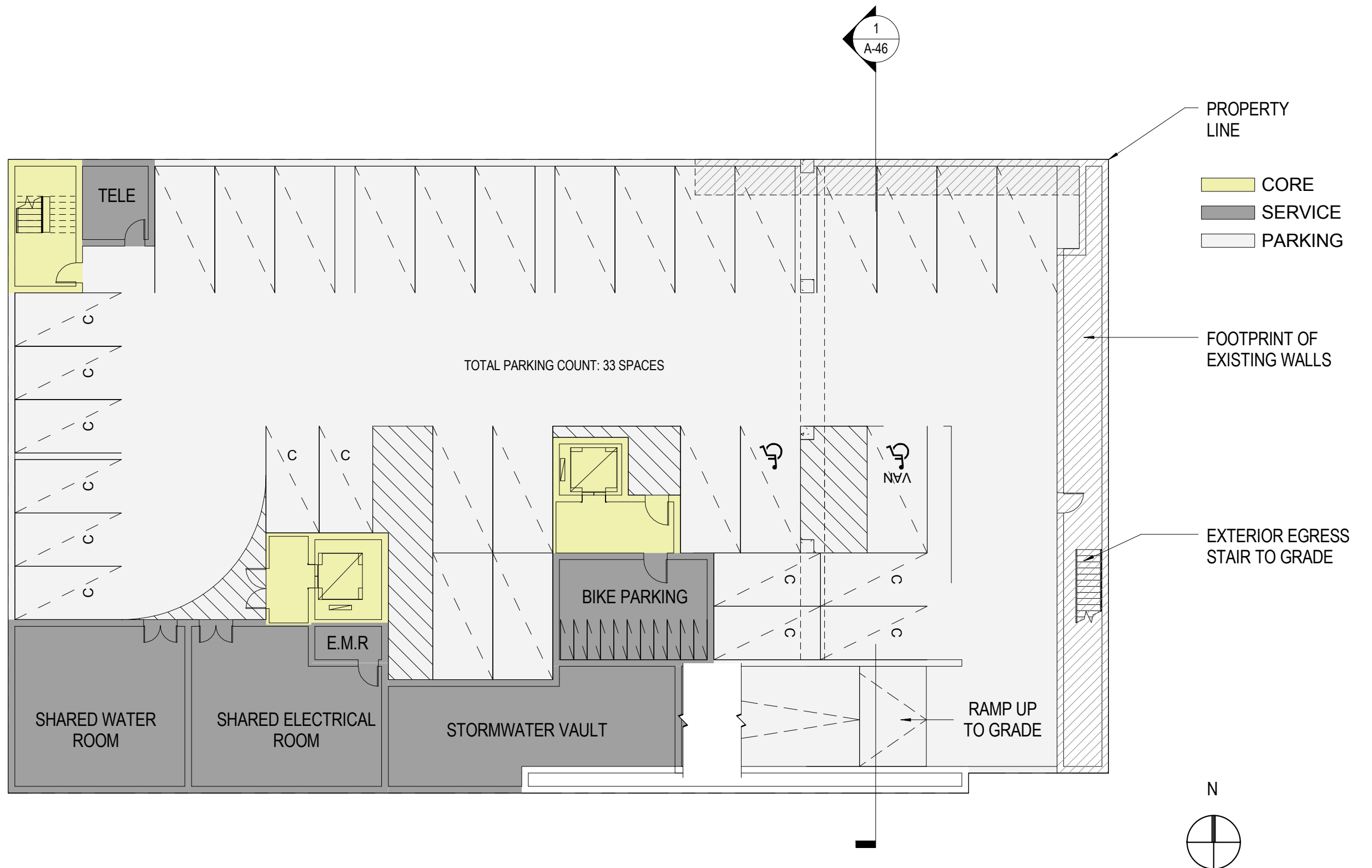
PUBLIC ALLEY

BUILDING ELEVATIONS

A-34

Scale 1/16" = 1'





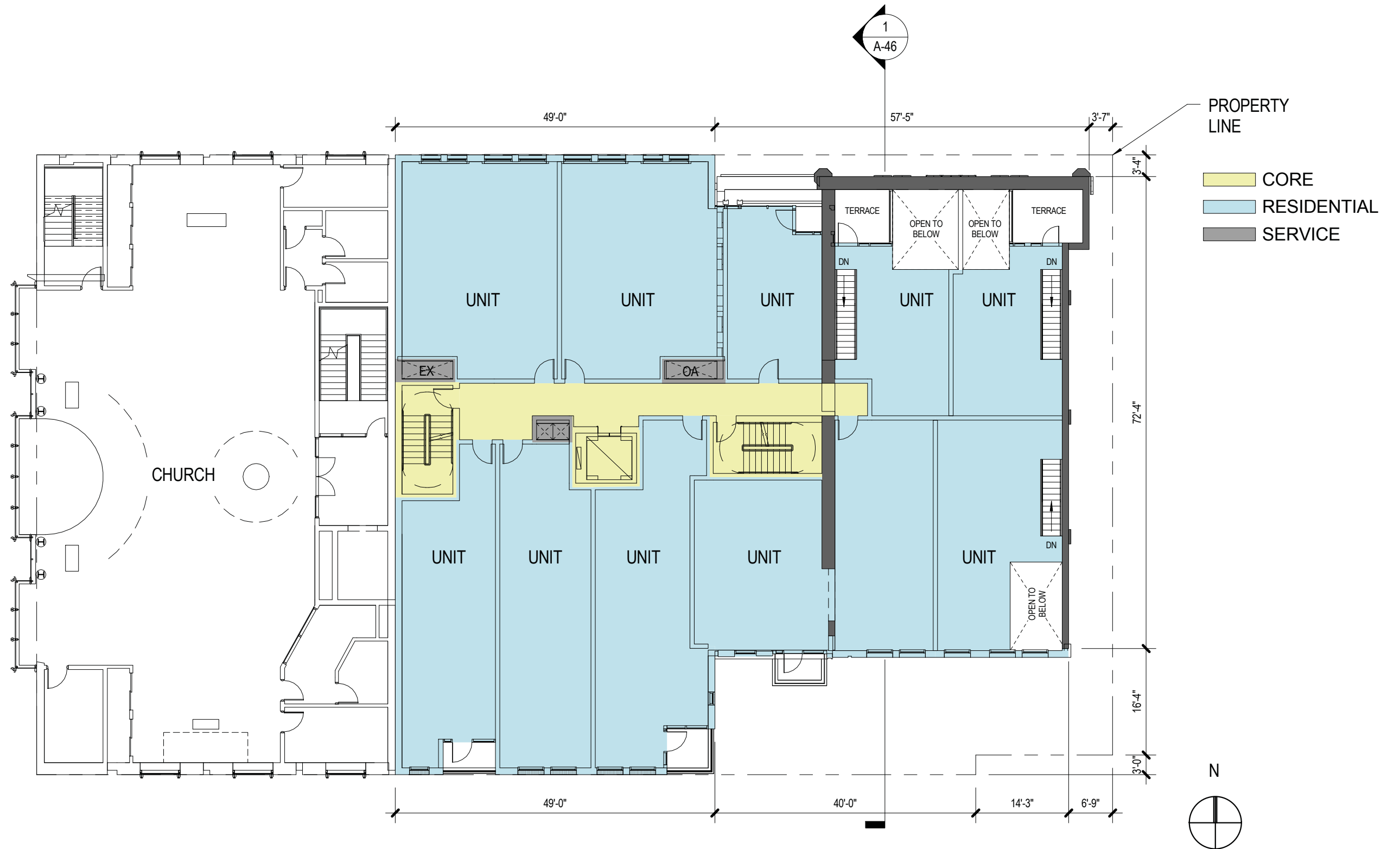
# P1 PARKING LEVEL PLANS A-35

Scale  
1/16" = 1'









3<sup>RD</sup> FLOOR

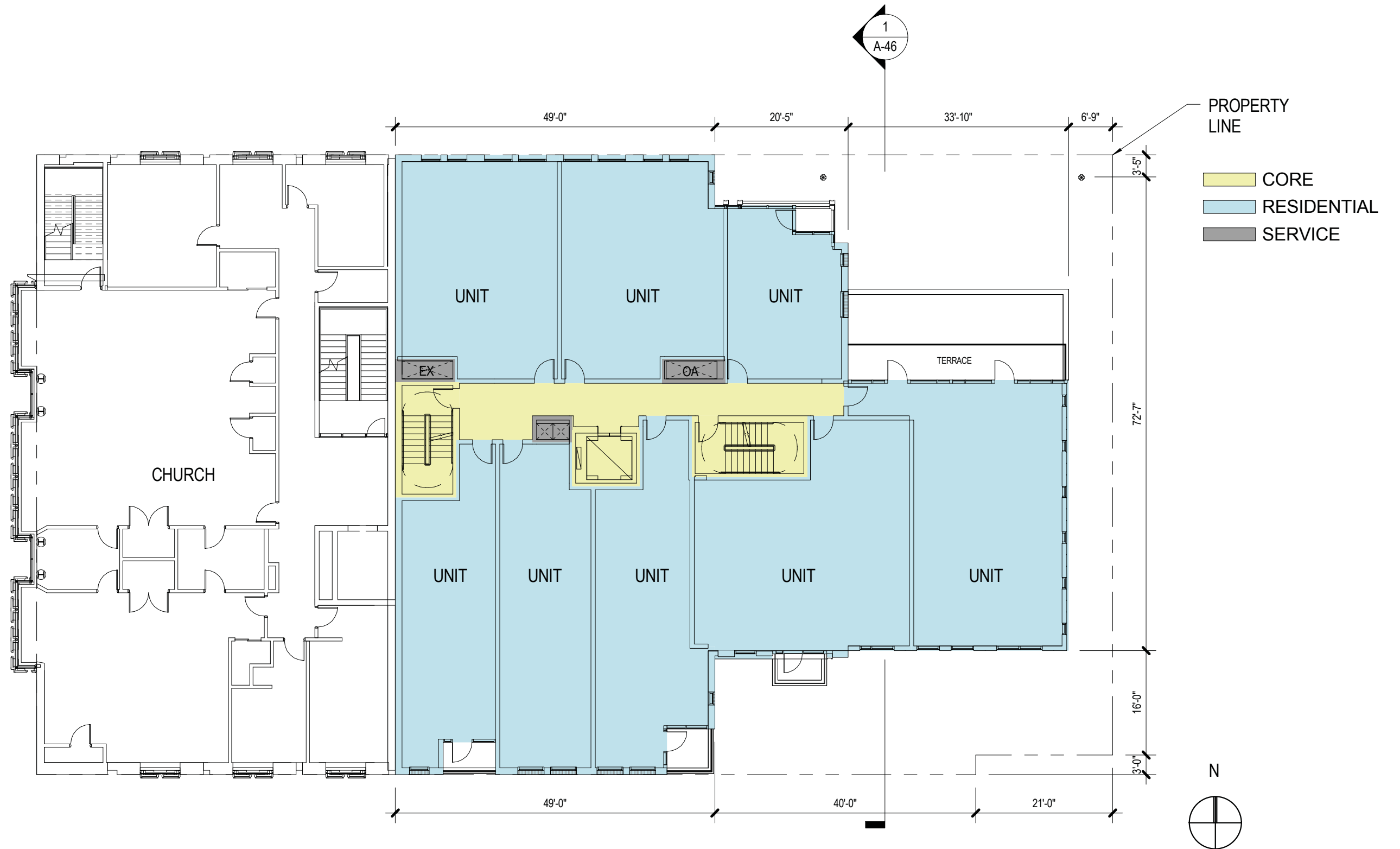
PLANS

A-38

Scale  
1/16" = 1'







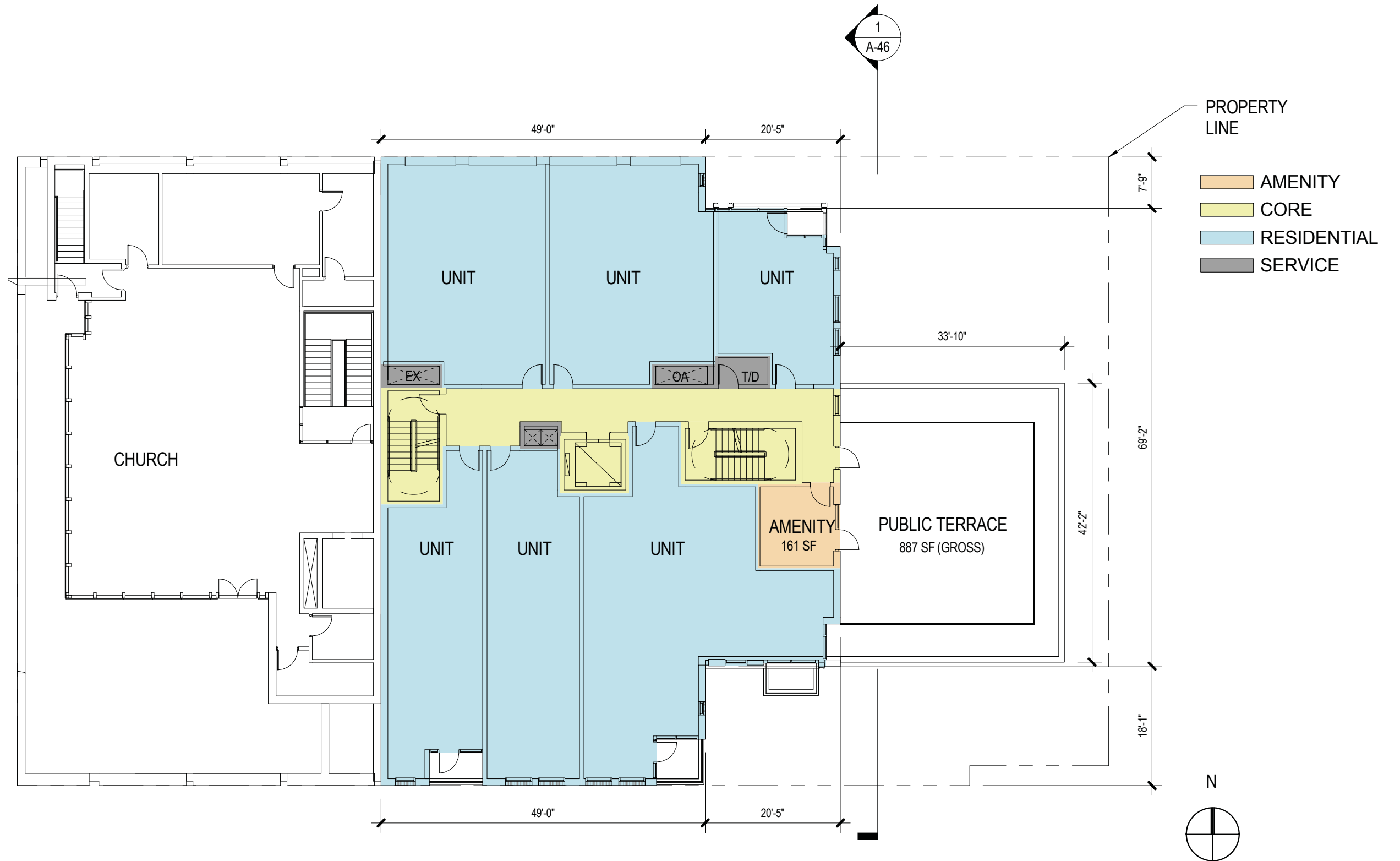
5<sup>TH</sup> FLOOR

PLANS

A-40

Scale  
1/16" = 1'



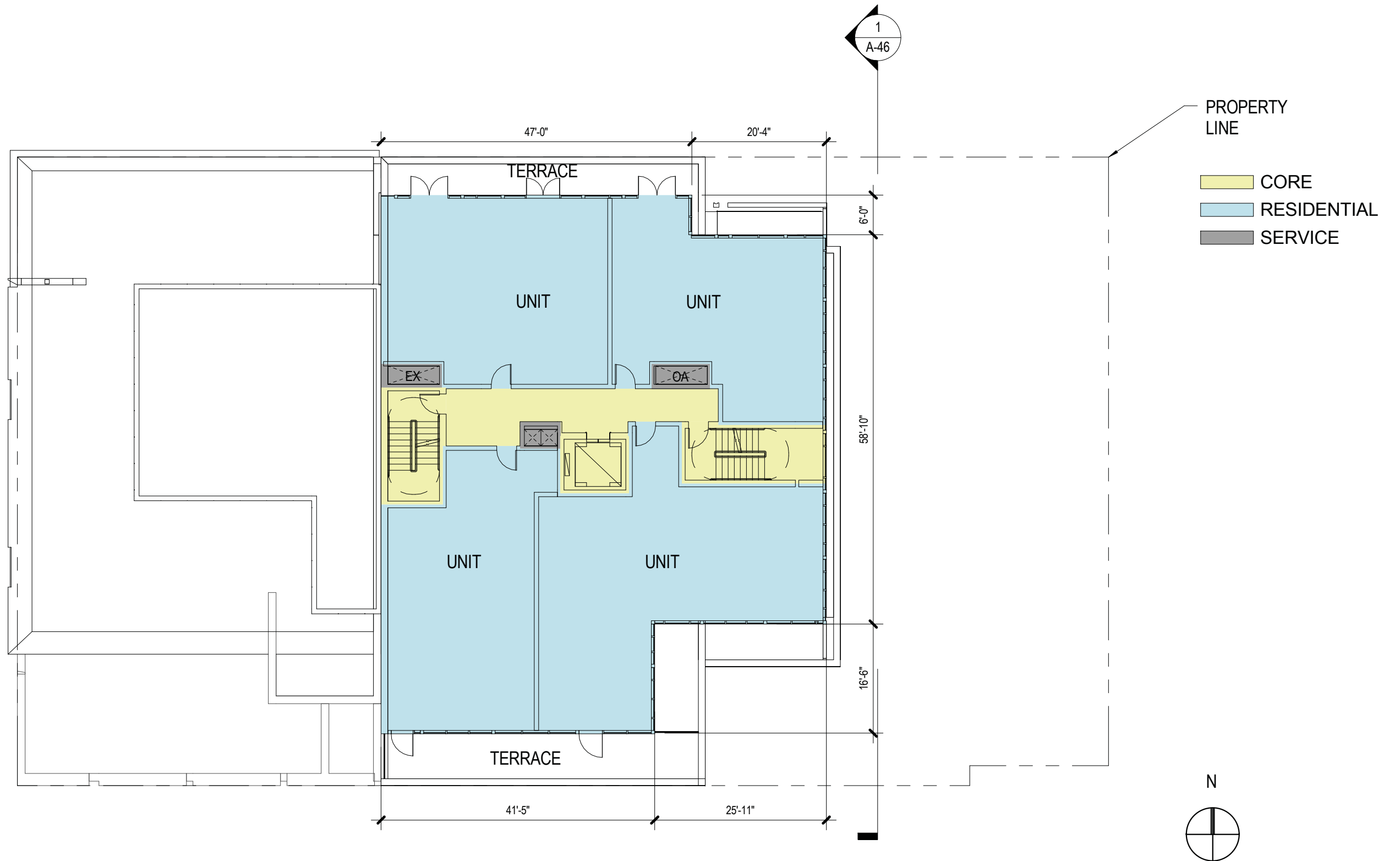


6<sup>TH</sup> FLOOR

PLANS

A-41

Scale  
1/16" = 1'



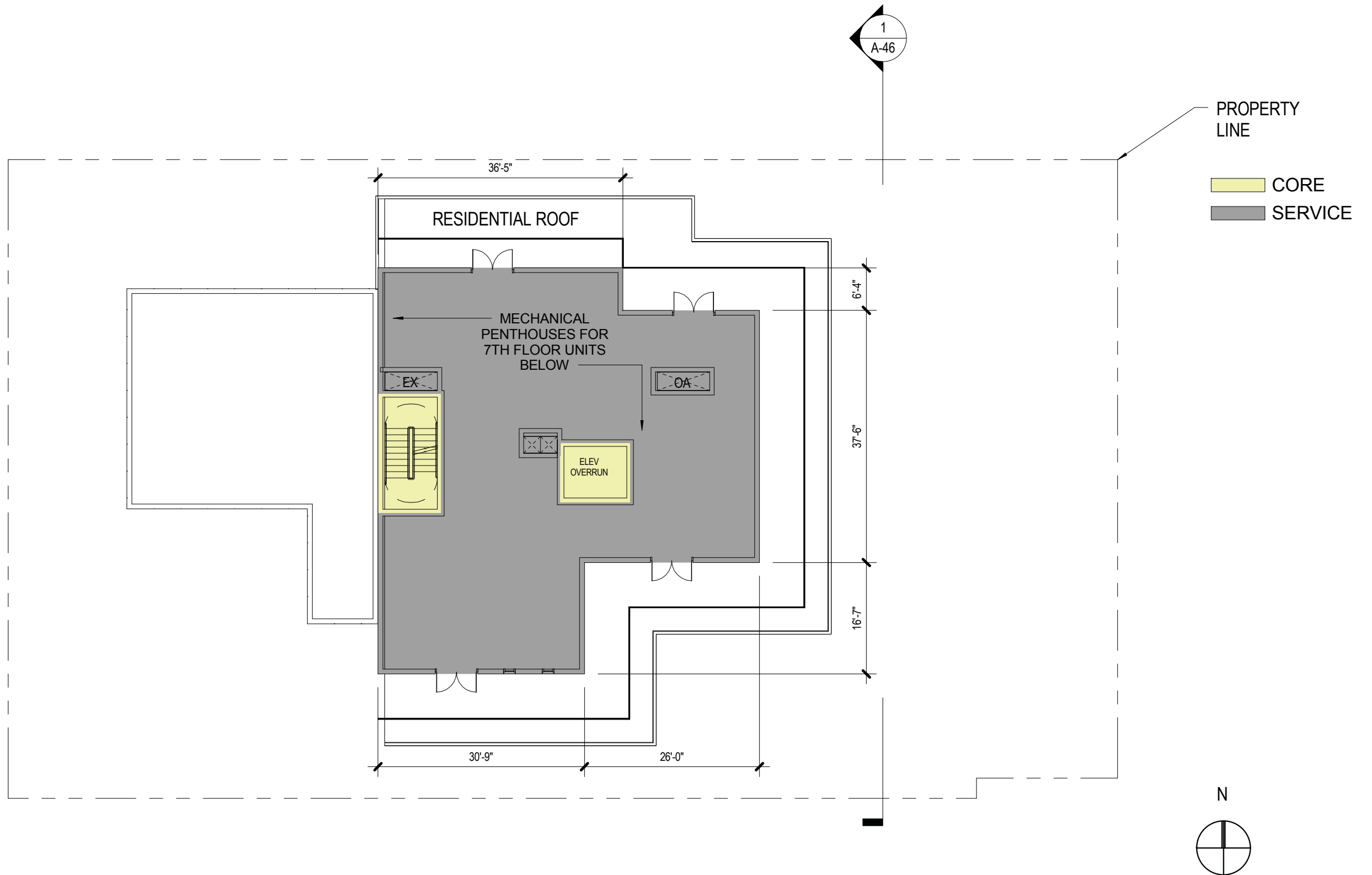
7<sup>TH</sup> FLOOR

PLANS

A-42

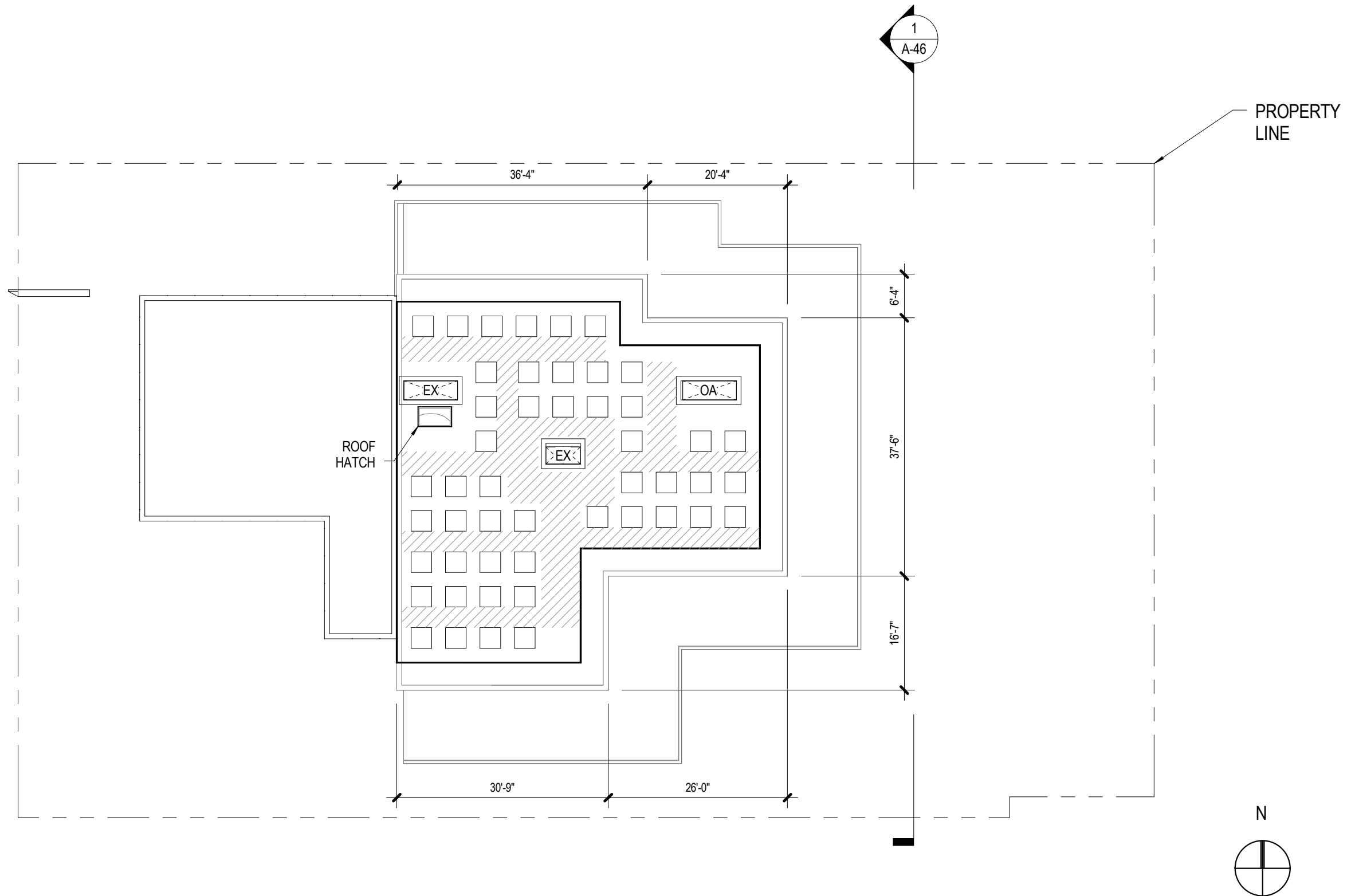
Scale  
1/16" = 1'





# ROOF PLANS A-43

Scale  
1/16" = 1'

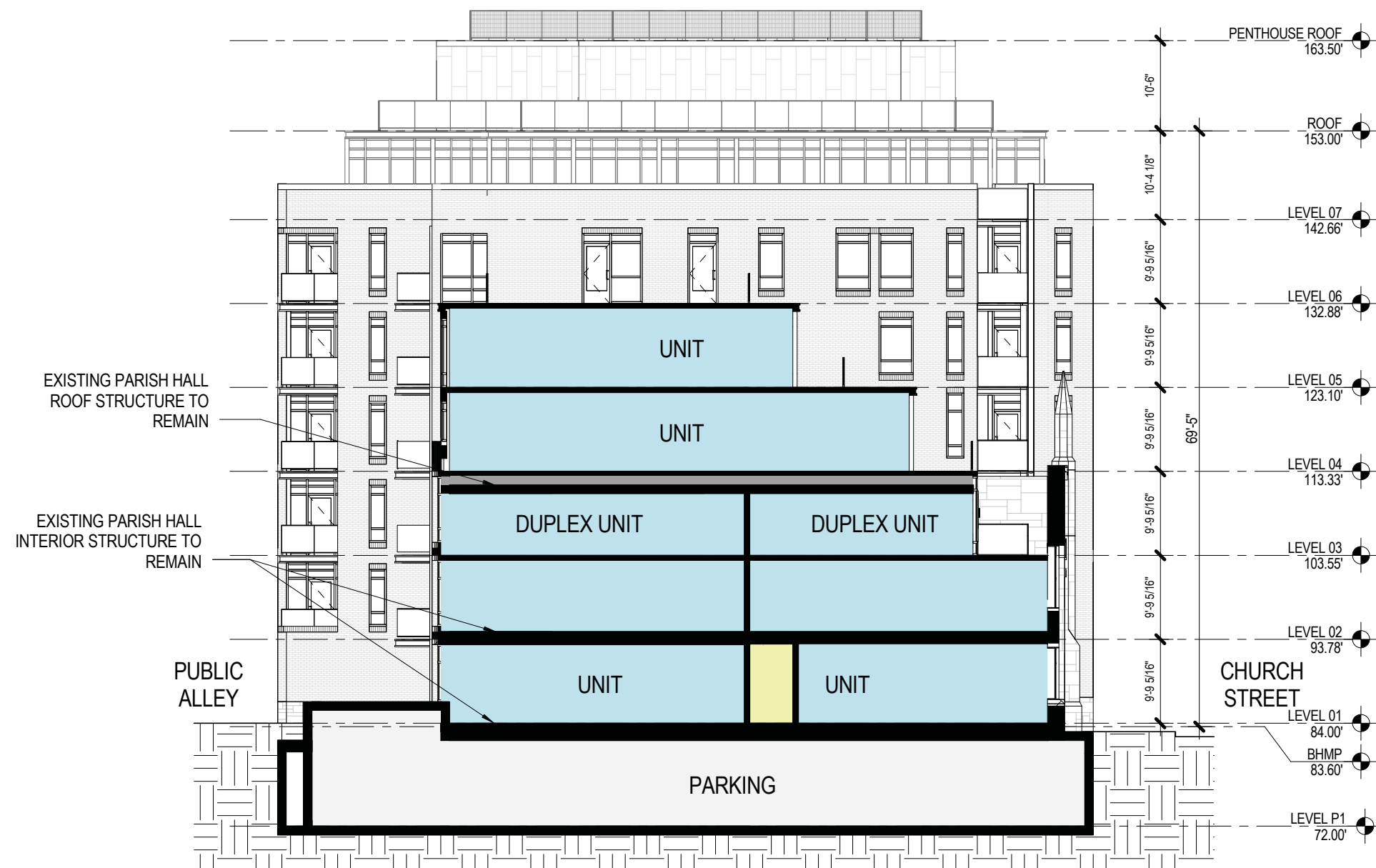


# PENTHOUSE ROOF PLANS

A-44

Scale  
1/16" = 1'





# CROSS-SECTION BUILDING SECTIONS

A-45

Scale  
1/16" = 1'





## CHURCH STREET - LOOKING SOUTHWEST

### PERSPECTIVE VIEWS





## ALLEY - LOOKING WEST PERSPECTIVE VIEWS

A-47

Scale  
NO SCALE





VIEW FROM SIDEWALK  
PERSPECTIVE VIEWS

A-48      Scale  
NO SCALE





ACROSS 18TH ST.



CHURCH AND 18TH

NOTE: MATERIAL HATCHES ARE FOR DIAGRAMMATIC PURPOSES ONLY AND ARE NOT REPRESENTATIVE OF PROPOSED CLADDING. PLEASE REFER TO NOTED ELEVATION SHEETS FOR CLADDING INFORMATION

**VIEWS LOOKING EAST**

**DIAGRAMMATIC PERSPECTIVES**

**A-49**

Scale  
NO SCALE

NOTE: MATERIAL HATCHES ARE FOR DIAGRAMMATIC  
PURPOSED ONLY AND ARE NOT REPRESENTATIVE  
OF PROPOSED CLADDING. PLEASE REFER TO NOTED  
ELEVATION SHEETS FOR CLADDING INFORMATION



MID-BLOCK ON CHURCH ST.



FROM 1770 CHURCH ST.

**VIEWS LOOKING WEST**

**DIAGRAMMATIC PERSPECTIVES**



**Project:**  
1772 CHURCH ST. NW  
WASHINGTON, DC 20036  
**Submission:**  
HISTORIC PRESERVATION REVIEW BOARD  
2014-08-22

**A-50**

**Scale**  
NO SCALE





SOUTH ON CHURCH ST.

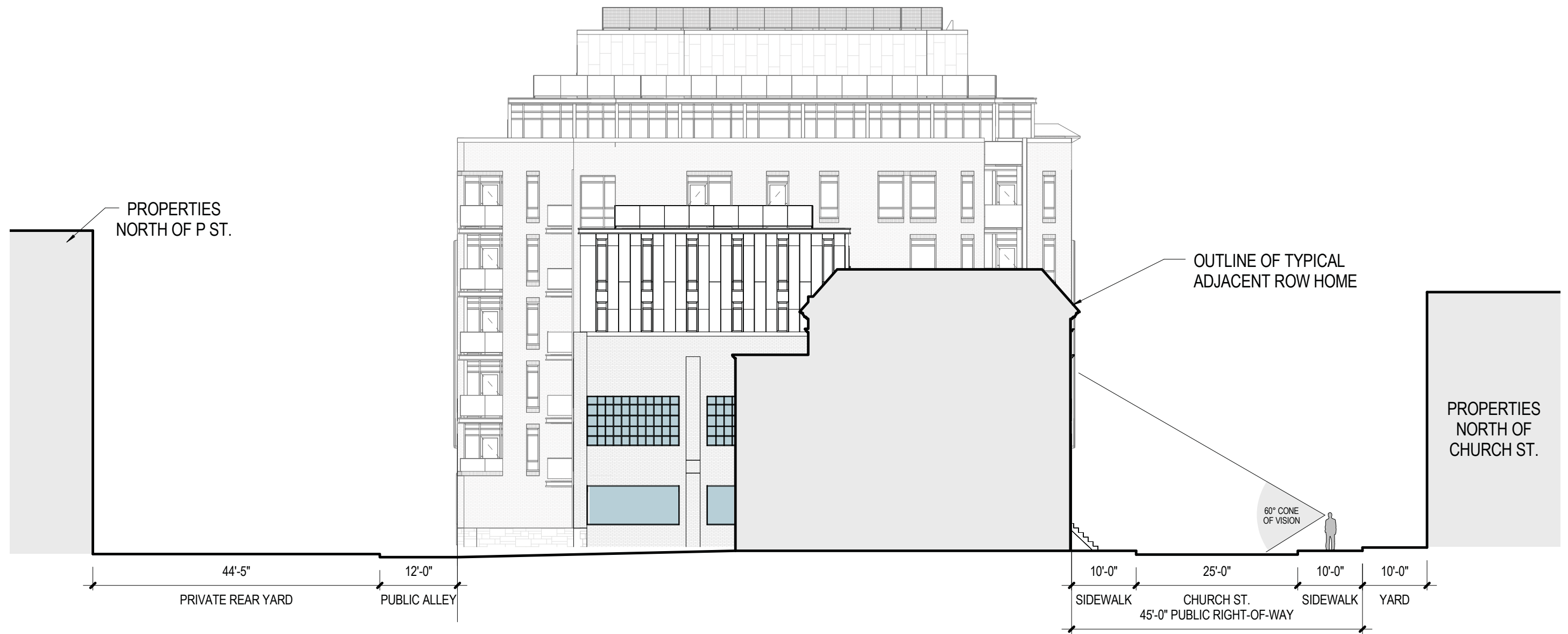
NOTE: MATERIAL HATCHES ARE FOR DIAGRAMMATIC PURPOSES ONLY AND ARE NOT REPRESENTATIVE OF PROPOSED CLADDING. PLEASE REFER TO NOTED ELEVATION SHEETS FOR CLADDING INFORMATION

VIEW LOOKING SOUTH

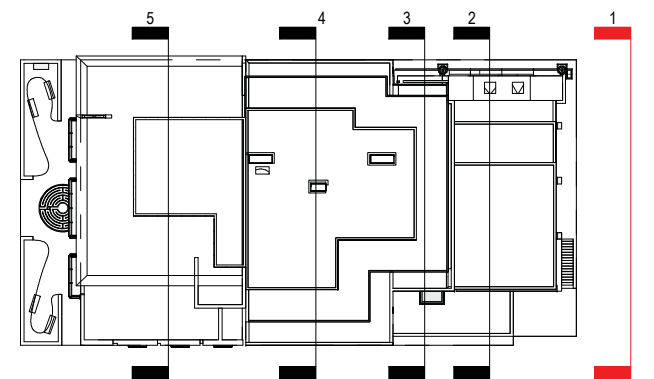
DIAGRAMMATIC PERSPECTIVES

A-51

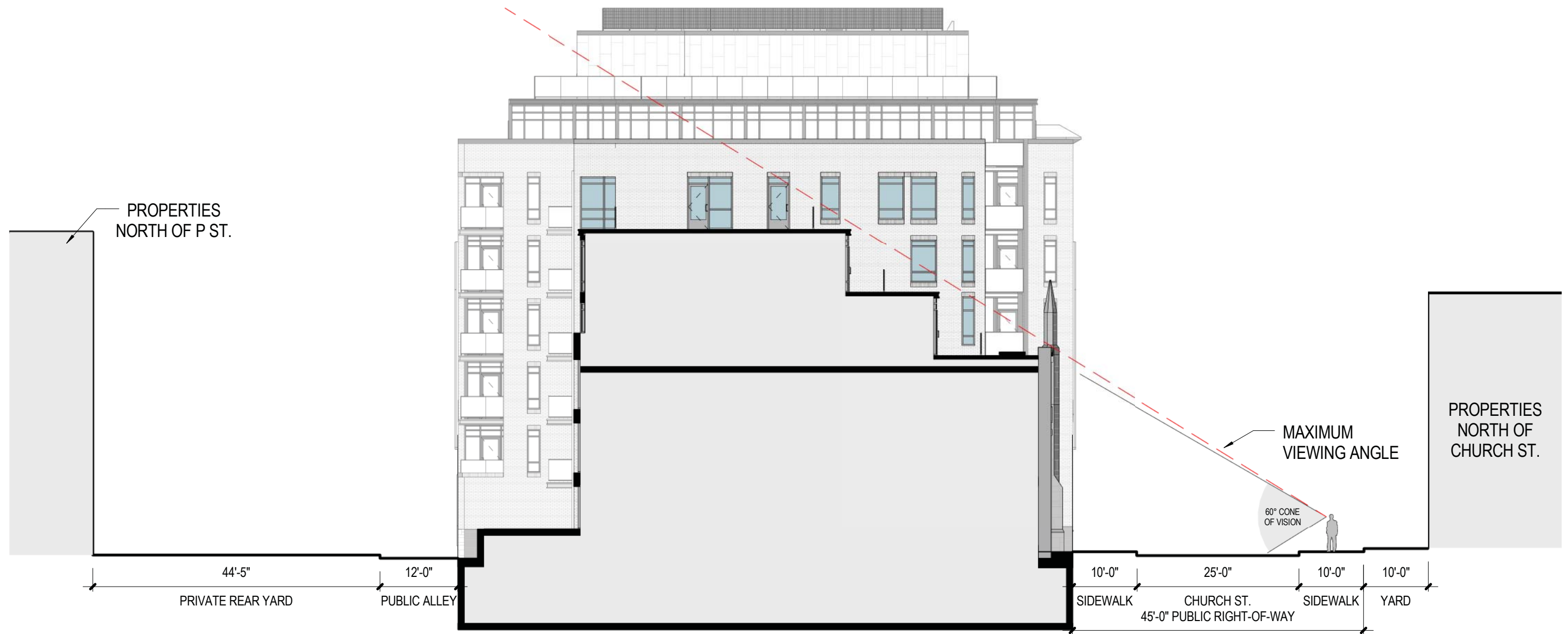
Scale  
NO SCALE



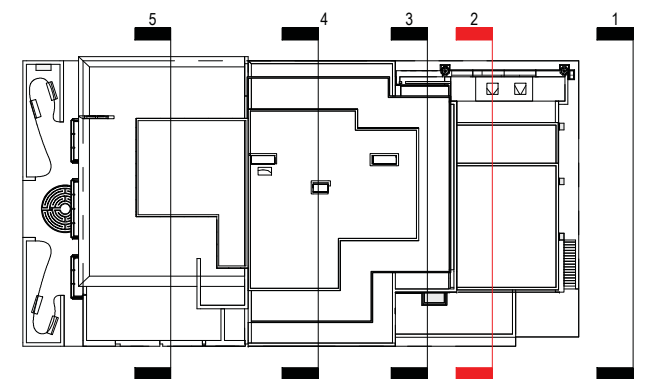
1 SECTION THROUGH ROW HOME  
1/16" = 1'-0"







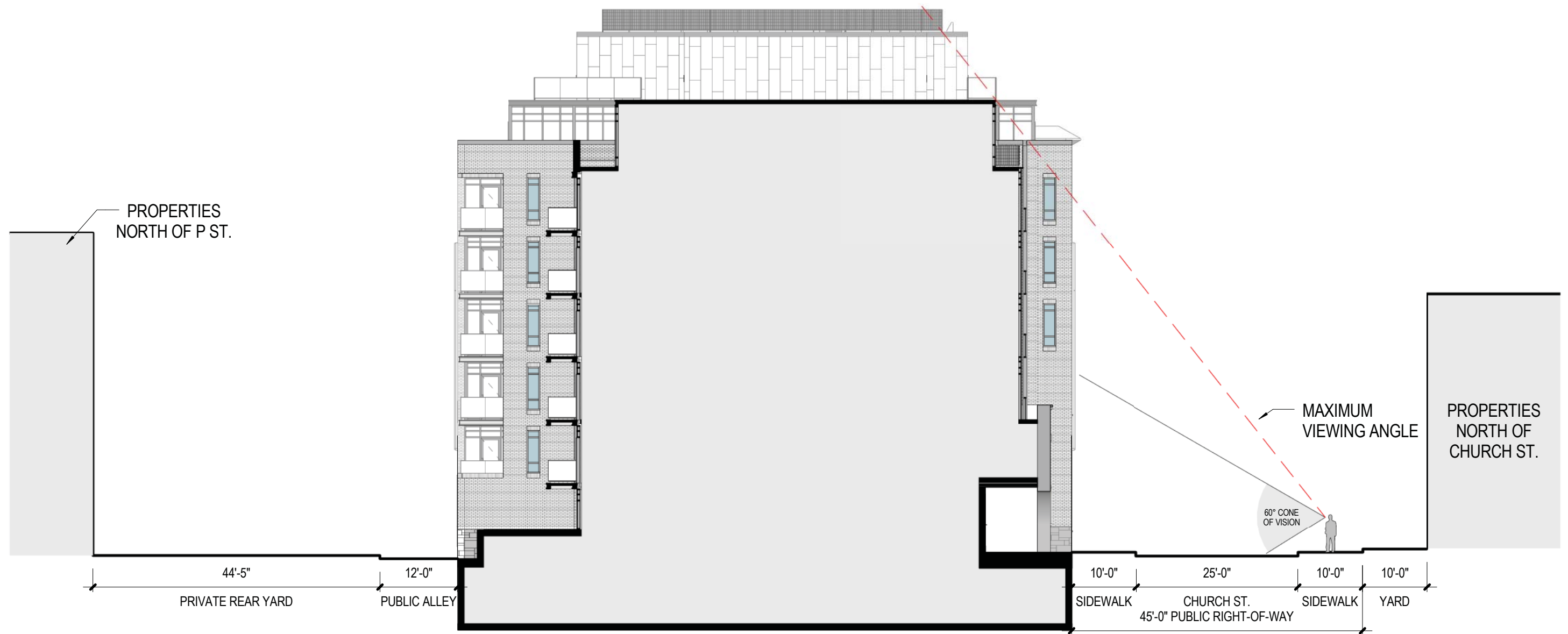
2 SECTION THROUGH PARISH HALL  
1/16" = 1'-0"



## DIAGRAMMATIC SECTIONS

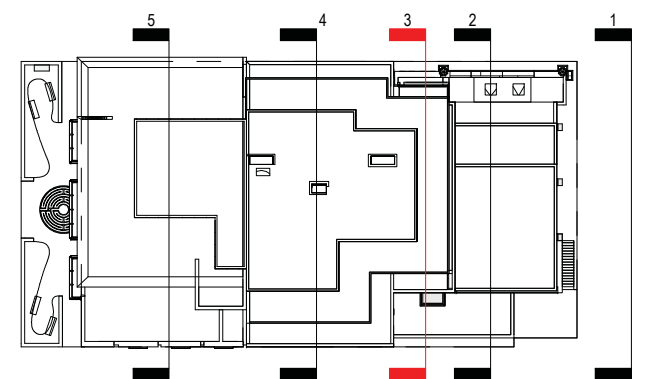
A-53

Scale  
1/16" = 1'



### 3 SECTION THROUGH RES. ENTRY

1/16" = 1'-0"

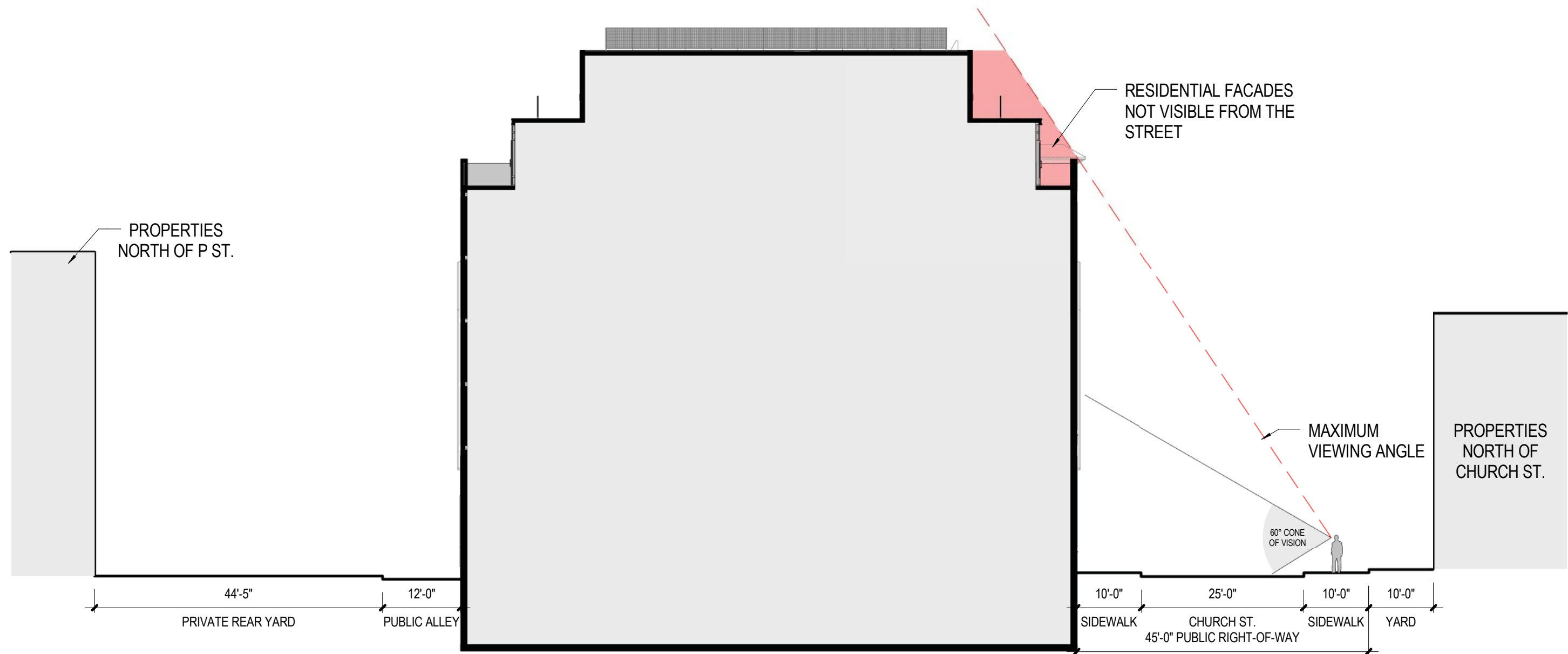


## DIAGRAMMATIC SECTIONS

A-54

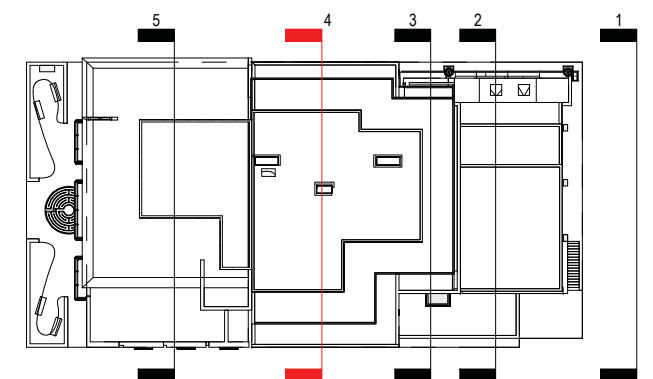
Scale  
1/16" = 1'





#### 4 SECTION THROUGH RESIDENTIAL

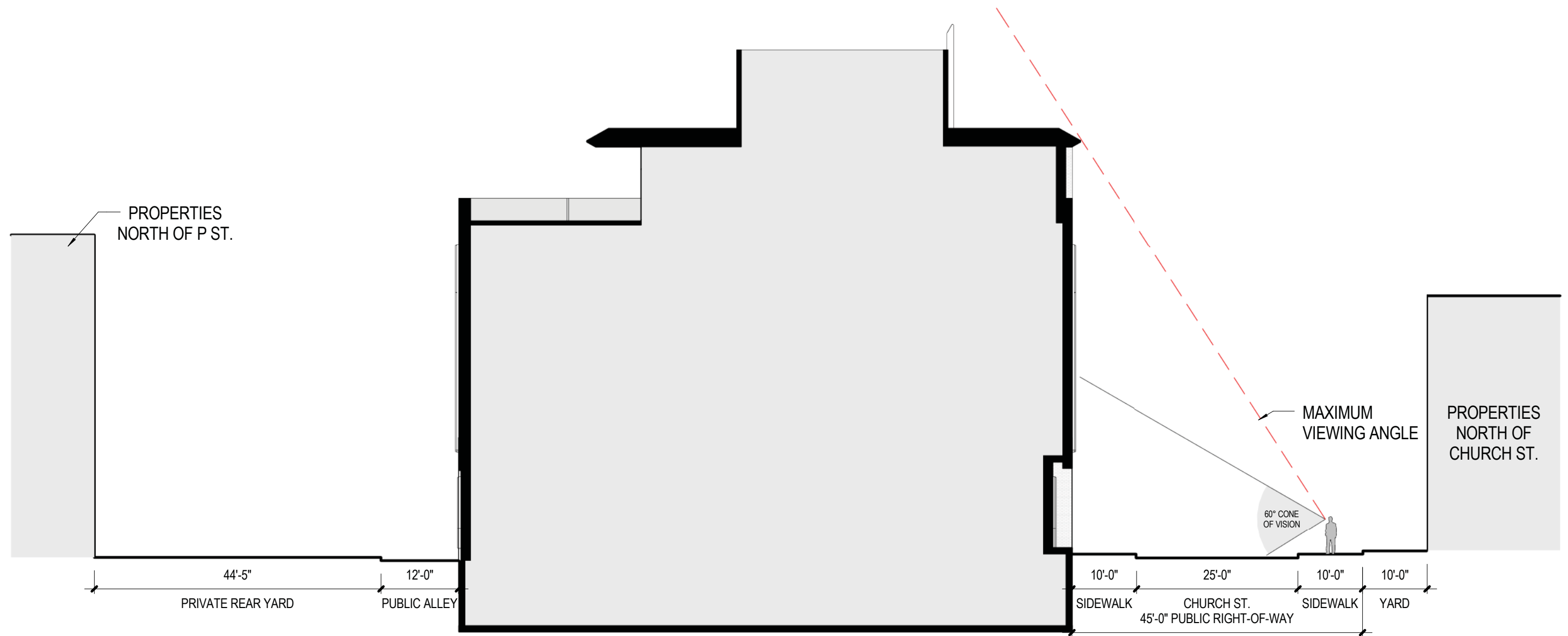
1/16" = 1'-0"



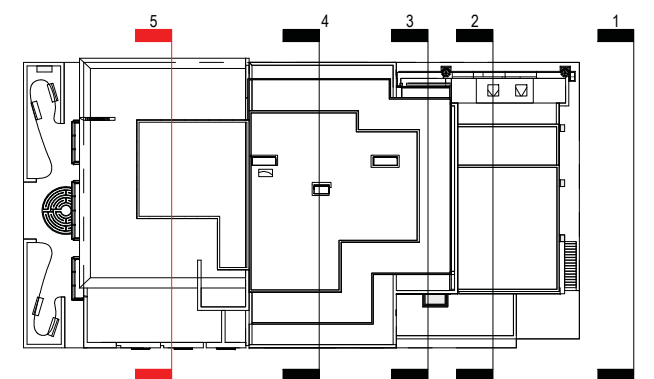
## DIAGRAMMATIC SECTIONS

A-55

Scale  
1/16" = 1'



5 SECTION THROUGH CHURCH  
1/16" = 1'-0"



## DIAGRAMMATIC SECTIONS

A-56 Scale  
1/16" = 1'