

Project Description

[This submittal requesting Certificate of Appropriateness review of a proposed infill structure in the Union Hill National and City Historic District accompanies a separate but associated and previously approved application for demolition of the non-historic and non-contributing 1-story structure at 2416 Jefferson Ave. The structure described in this application is intended to replace the non-historic structure which is under the same ownership. The project in totality encompasses the majority of the triangular block and comprises a significant redevelopment of urban street wall at this vital location.]

The project outlined in this application is a new 3-story mixed-use building with an enclosed roof-top amenity room and terraces. Programming for the building follows typical urban models. The 1st/ street level is to be occupied by commercial retail or office spaces configured with enclosed parking and service area accessed on the M Street elevation. Levels 2 and 3 feature 1 and 2-bedroom residential apartments outlining a core of amenity and meeting spaces available to both commercial and residential occupants. The roof level room occupies a small percentage, approximately 3000 square feet compared to the structure's approximate 16,000 square feet per level and is setback a significant distance from the roof edges to minimize its visibility and impact, particularly as perceived from the residential areas surrounding the corner at 24th and M Streets. Due primarily to the requested height of the proposal, the project outlined requires Special Use Zoning approval.



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Primary Concepts informing the structure relative to the Design Guidelines Standards for New Commercial Construction

Siting

The structure will enhance the historic district by reinstating its prominent Jefferson Ave perimeter and re-establishing the 24th and M Street corner. Due to the project's surrounding urban context and the unique property configuration, the building as conceived occupies the entire site, establishing contextual street wall on each of its three major sides. Sitting at the prominent intersection of Jefferson Ave, 25th Street and M Street, the property has differing personalities and the opportunity to create a frontispiece and gateway to the historic district along Jefferson Ave as well as an intrinsic community corner at the intersection of 24th and M Streets. In response to the prominent corner at Jefferson, 25th and M St, the building is held back in order to create an open, sidewalk-level terrace with entries to the commercial retail or office spaces at this level. At the corner of 24th and M Streets, the building adjusts its mass to accentuate and address the corner and the Union Hill community with the appropriate scale of non-residential structures that dot the historic district, creating nodes of orientation and amenity for community residents.

Form

The conceptual intent of the building's massing is to allow for greater utilization of the site with one additional story and an occupied roof while maintaining compatibility with the surrounding historic context. With the request for additional height, the structure's massing strategy acknowledges the surrounding predominantly 2-story context by stepping the third level in approximately 5 feet and the roof-top room a minimum of an additional 15 feet. This section informs the building on all street-fronts with the exception of the corner of 24th and M Streets, where it is proposed to extend the street wall to the 3rd level. This additional mass at the corner, for reasons exemplified in R-63 zoning districts, is intended to anchor the corner and identify the new structure with other commercial, institutional, and religious structures throughout the district.

Height, Width, Proportion and Massing

As described above, the building's elevations are characterized by 2-story height walls on all sides excepting at the corner of 24th and M Streets. The predominant 2-story walls are suggested to be articulated by a bay spacing of 18-24 feet represented by wide brick piers framing large openings at the 1st/sidewalk level and that continue as raised pilasters in the 2nd-story. The 2nd-story wall set between these pilasters is brick panel interrupted by both recessed open balconies and large windows which are, in turn, anchored within the panels by horizontal bands of recessed brick. Additionally, the primary bays on the longer Jefferson Ave and M St facades are separated by recessed sections that group a maximum of 3 bays. These groups further reduce the length and horizontality of the street wall while creating obvious points of entry, and interest in the street level building wall.

Primary Concepts informing the structure relative to the Design Guidelines Standards for New Commercial Construction

Materials and Colors

Materials and colors, working within the proportional bays and groupings described, are intended to reference the historic setting while being clearly discernable from older structures. The predominant exterior material characterizing 2-story walls is brick masonry interrupted by glass storefront and windows and panelized by metallic canopies, upper level balcony rails and miscellaneous decorative features. The recessed 3rd level wall material is conceived to be a smooth-surfaced panel with paint finish. The roof-top enclosure is conceived as a glass-walled room opening on the majority of its sides toward views in all directions.

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Parapets at the 3rd level are conceived to extend to a height that shields roof-top mounted equipment and the roof-top room would have corresponding solid panels at these areas of roof-top equipment.

The brick field color is to be determined but is being conceptualized as a slightly gray/red tone that blends with the traditional reds found throughout the district while also distinguishing the structure as contemporary within the context. To achieve large expanses of glass, window framing is likely to be aluminum and will be selected in darker colors that complement the surrounding brick and metallic components.

Storefront Facades

Intrinsic to the character of the building at the 1st/sidewalk level are large expanses of storefront windows and entries. The building's programming is reinforced by this level's openness and connection to its surrounding context. As described above, expansive glass and entry openings are framed by wide brick piers and decorative lintels that are thought to be either recessed brick soldiering or exposed steel. Storefront panels that are horizontal in overall proportion are suggested to incorporate framing members that produce vertically oriented light divisions within the panels and relate to door opening widths and other features scaled to pedestrian activity on the sidewalk.

Doors and Windows

Doors are predominantly three types, public and tenant entry on the 1st level, balcony doors on the 2nd and recessed 3rd levels, and terrace access doors on the rooftop level. 1st level and rooftop doors are anticipated to be full-light glass and incorporated into storefront framing. Roof top level doors, along with the roof top enclosure in general, is intended to be set back and inconspicuous. Private resident balcony doors are anticipated to be full-light wood or composite doors with paint finish. Windows on upper levels, as shown in the attached views and elevations are predominantly large double-hung types set into masonry or paneled wall. In some areas, two double hung windows are proposed to be mullioned together in a larger masonry opening. Where this occurs, a strong dividing vertical will be incorporated to maintain each window's vertical proportion. Balconies feature large expanses of glass recessed from the primary wall planes. It is not yet determined if these glass areas will be best created using a storefront type system or composite window assemblies. It is expected that balcony doors and windows will match in appearance and finish.

Revisions to Building Features based on previous CAR and neighborhood comments

3rd level and recessed wall cladding

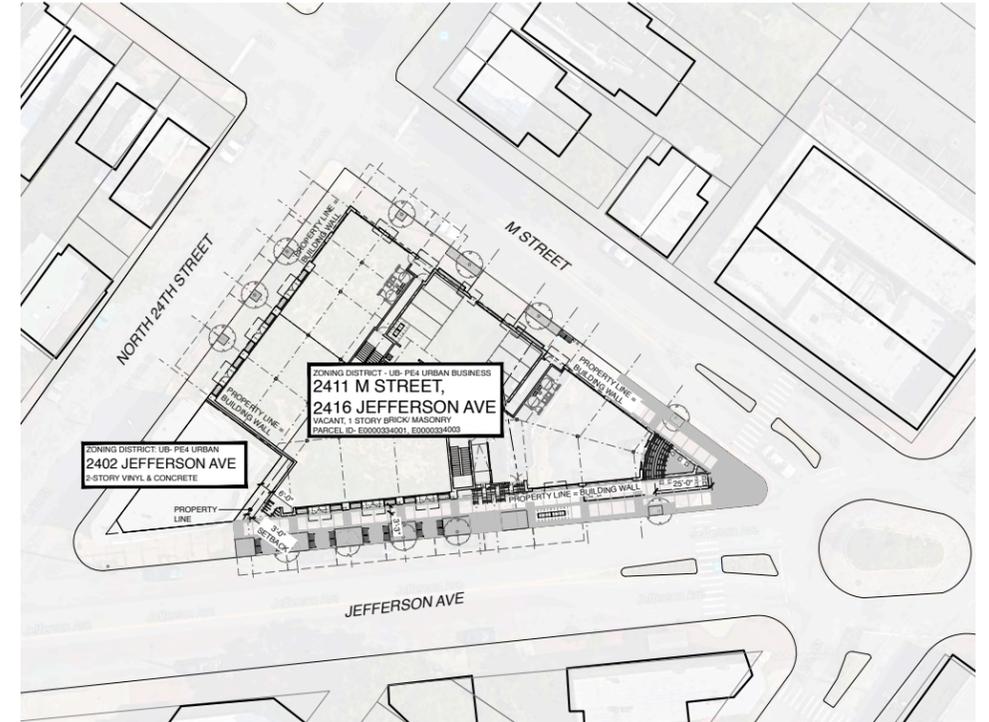
In contrast to earlier presentations that depicted this material as being very light in color, this material color has been revised to be darker in color and more recessive in character.

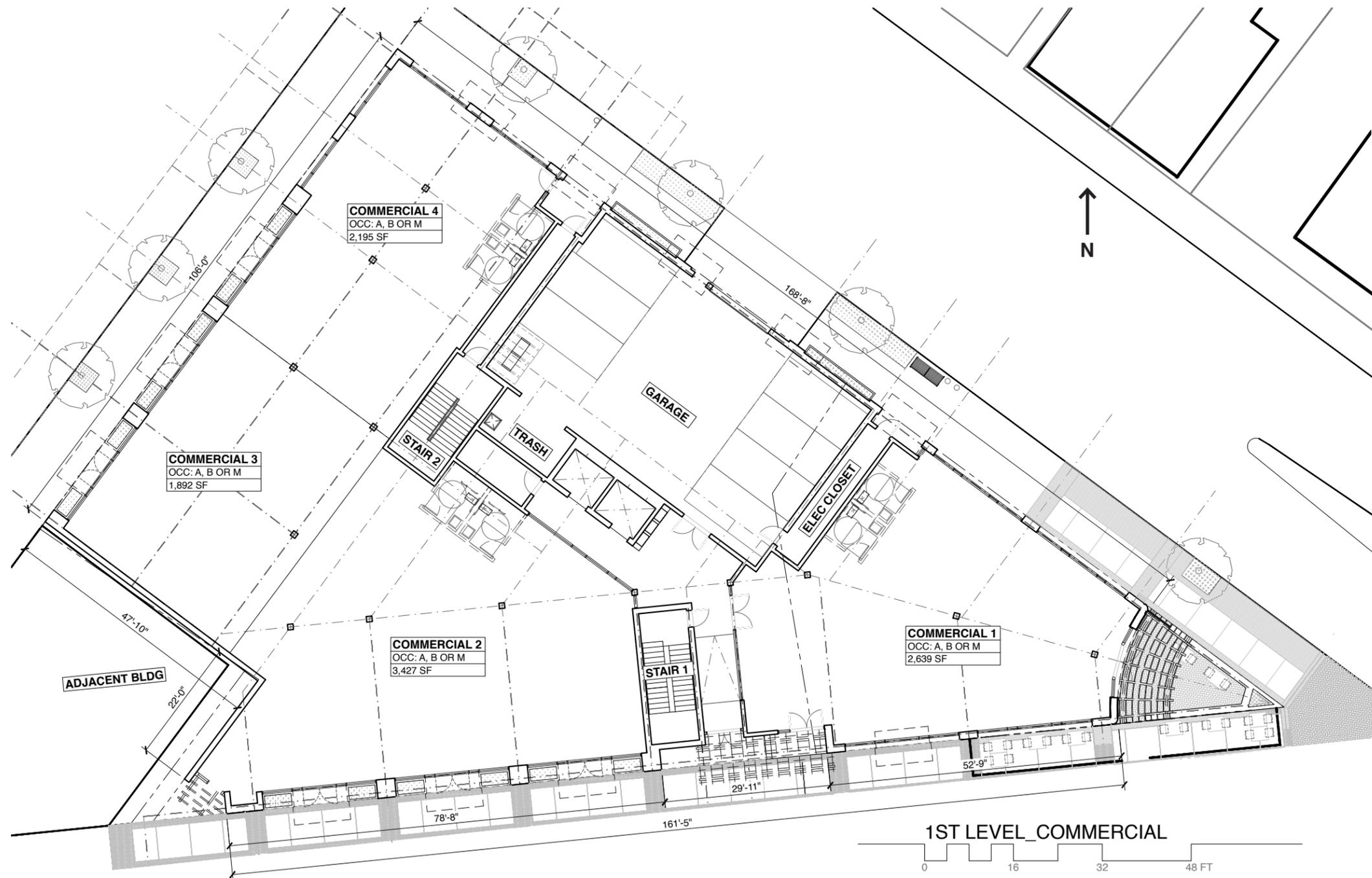
Rooftop Railing locations and Rooftop Room Size

The Rooftop room and proposed surrounding deck area have been reduced in size and moved away from the street walls.

Doors in Sidewalk Level Storefront Assemblies

As previously suggested, sidewalk level storefront assemblies are being configured with 6' wide center panels that will allow for the installation of double storefront doors within any bay. Previous applications withheld this condition at the 24th and M St corner storefront due to considerations that this corner would be office space without need for multiple entries. Per Commission comments, these panels, too, have been enlarged and sills moved to the floor level such that they can accommodate doors from the sidewalk to serve potential commercial/retail use at this corner.



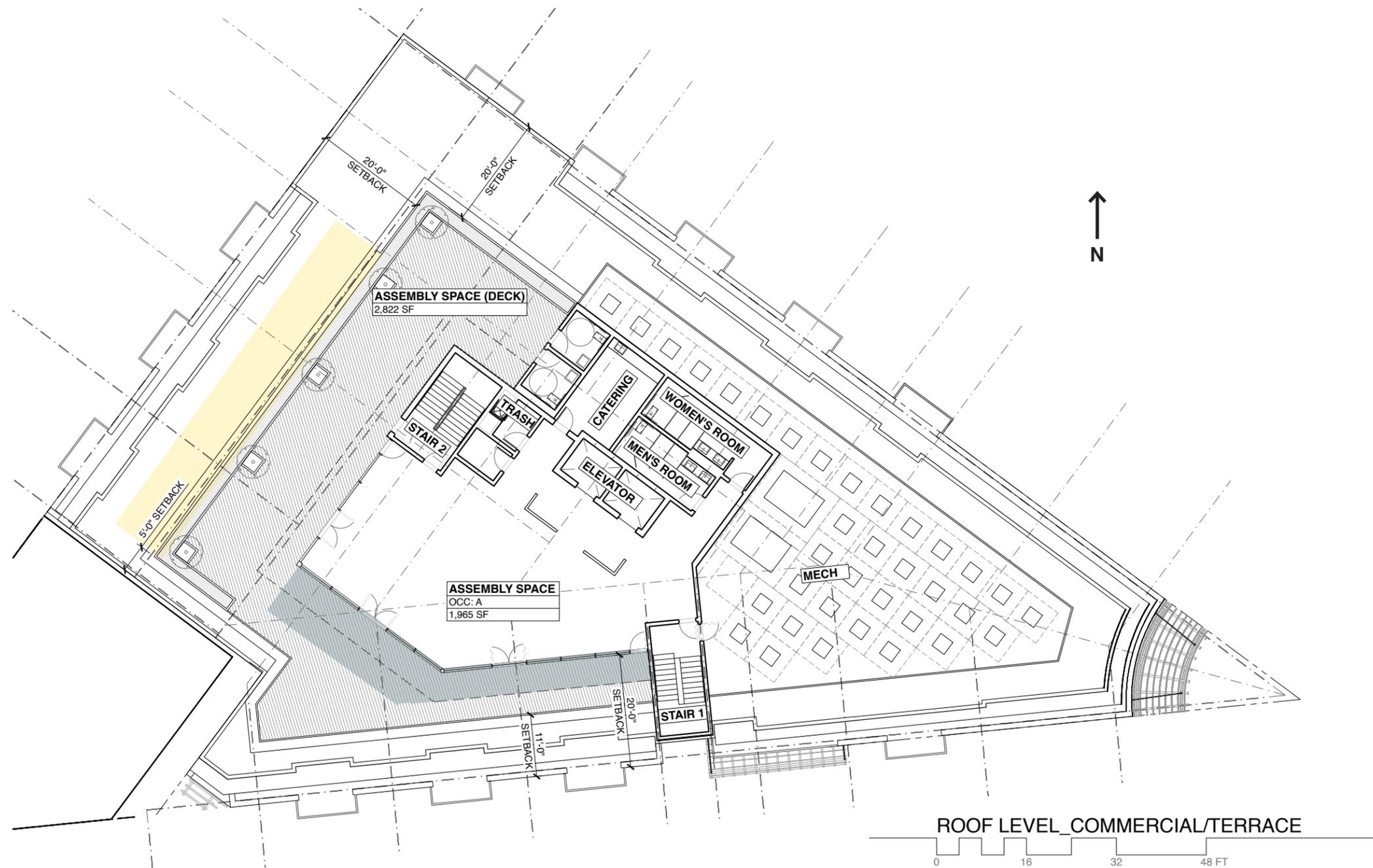






3RD LEVEL_RESIDENTIAL

0 16 32 48 FT



ROOF LEVEL COMMERCIAL/TERRACE

0 16 32 48 FT
 [light yellow area indicates reduction in exterior decking
 light blue area indicates reduction in proposed rooftop interior space]



MATERIAL KEYNOTES

01 **033000 - STR** CONCRETE STEP

02 **042613 - BRK1** BRICK VENEER, COLOR: TBD, RUNNING BOND

03 **042613 - BRK1** BRICK VENEER, COLOR: TBD. RECESSED 1", RUNNING BOND

04 **042613 - BRK1** BRICK SOLDIER COURSE, COLOR: TBD

05 FRAMED OPENING

06 **055213 - WM1** WIRE MESH & TUBE RAILING, SHOP PRIMED AND FIELD PAINTED, COLOR TBD. TYPICAL AT BALCONIES.

07 SPANDREL PANEL

08 **074646 - PNL1** FIBER-CEMENT PANEL - PAINT FINISH W/ **074456 - FCP ACCESSORIES**, REFER TO ELEVATIONS AND DETAILS FOR PATTERN AND REVEAL TRIMS.

09 CLEAR ANONDIZED ALUMINUM CLADDED CANOPY

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11 **076200 - FL1** PREFINISHED METAL PARAPET CAP WITH DRIP EDGE

12 CONCRETE SILL CAP

13 PAINTED METAL FRAMED CANOPY

14 **084113 - ALUMINUM STOREFRONTS** BRAKE METAL CLOSURE PANEL, COLOR TO MATCH ADJACENT STOREFRONT

15 ALUMINUM OVERHEAD DOOR WITH FROSTED GLASS PANELS, BOTTOM TWO ROWS TO BE METAL PANEL

16 **084113 - ALUMINUM STOREFRONTS** BRAKE METAL CLOSURE PANEL, COLOR TO MATCH ADJACENT STOREFRONT - FROSTED GLASS

17 **089119 - ML** PRE-FINISHED METAL LOUVERS IN ALUMINUM FRAME

18 **055213 - RL** PIPE AND TUBE RAILING, SHOP PRIMED AND FIELD PAINTED, COLOR TBD

19 1 OVER 1 DOUBLE HUNG WINDOW

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21 CASEMENT WINDOW

22 EXTERIOR HOLLOW METAL DOOR WITH VIEW LITE

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25 EXTERIOR LIGHT FIXTURE

26 PARGED CMU WALL

27 CONCRETE PLANTER

28 EXISTING/ NEW TREE, REFER TO SITE PLAN **01/A100**

29 SUSPENDED CANOPY WITH CLEAR ANONDIZED METAL AND WOOD FRAMING

30 CONCRETE LINTEL

31 DASHED LINE INDICATES ROOFTOP MECHANICAL UNITS BEYOND. NOT VISIBLE FROM PUBLIC VIEW



NORTH/M ST ELEVATION

1/16" = 1'-0" 0 16 32 48 FT

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WEST/N 24TH ST ELEVATION

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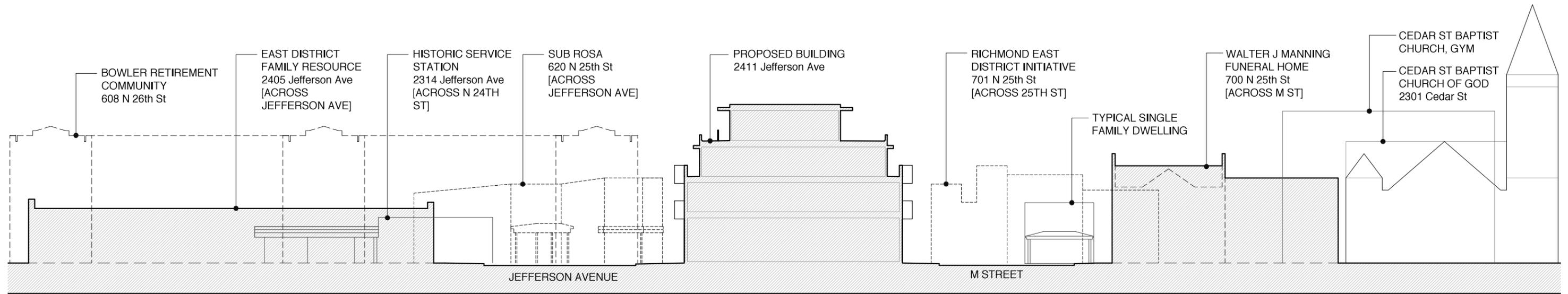
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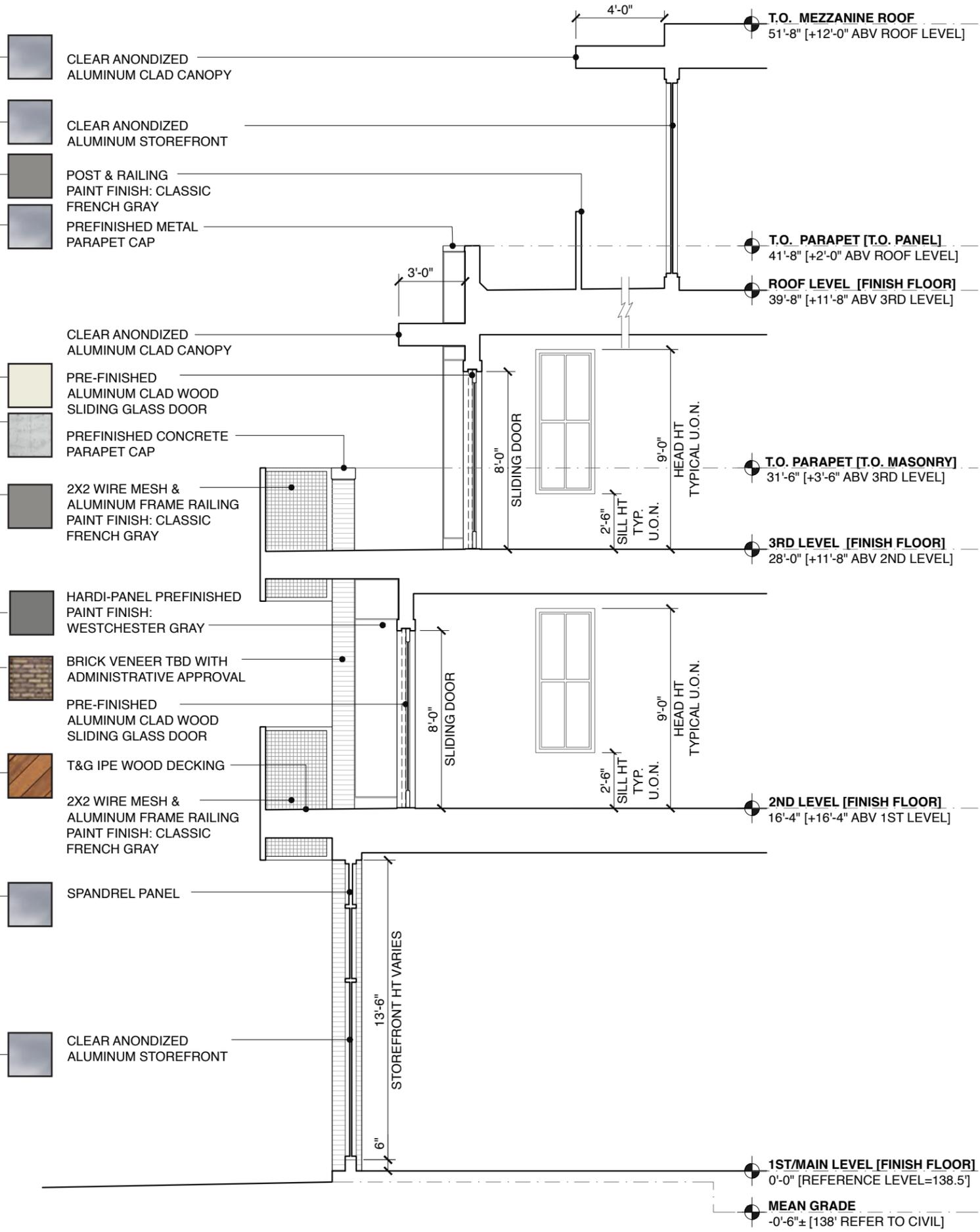
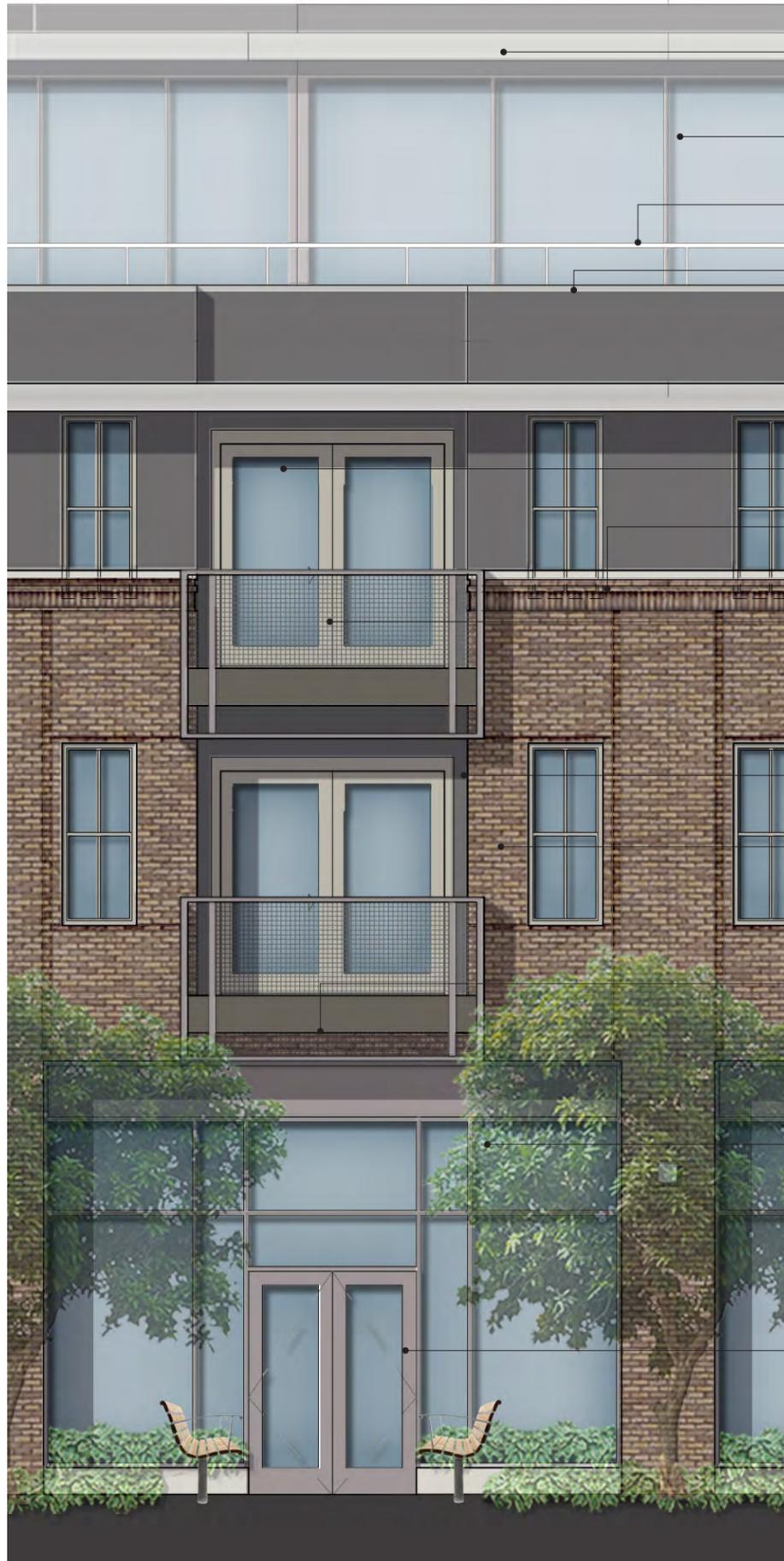
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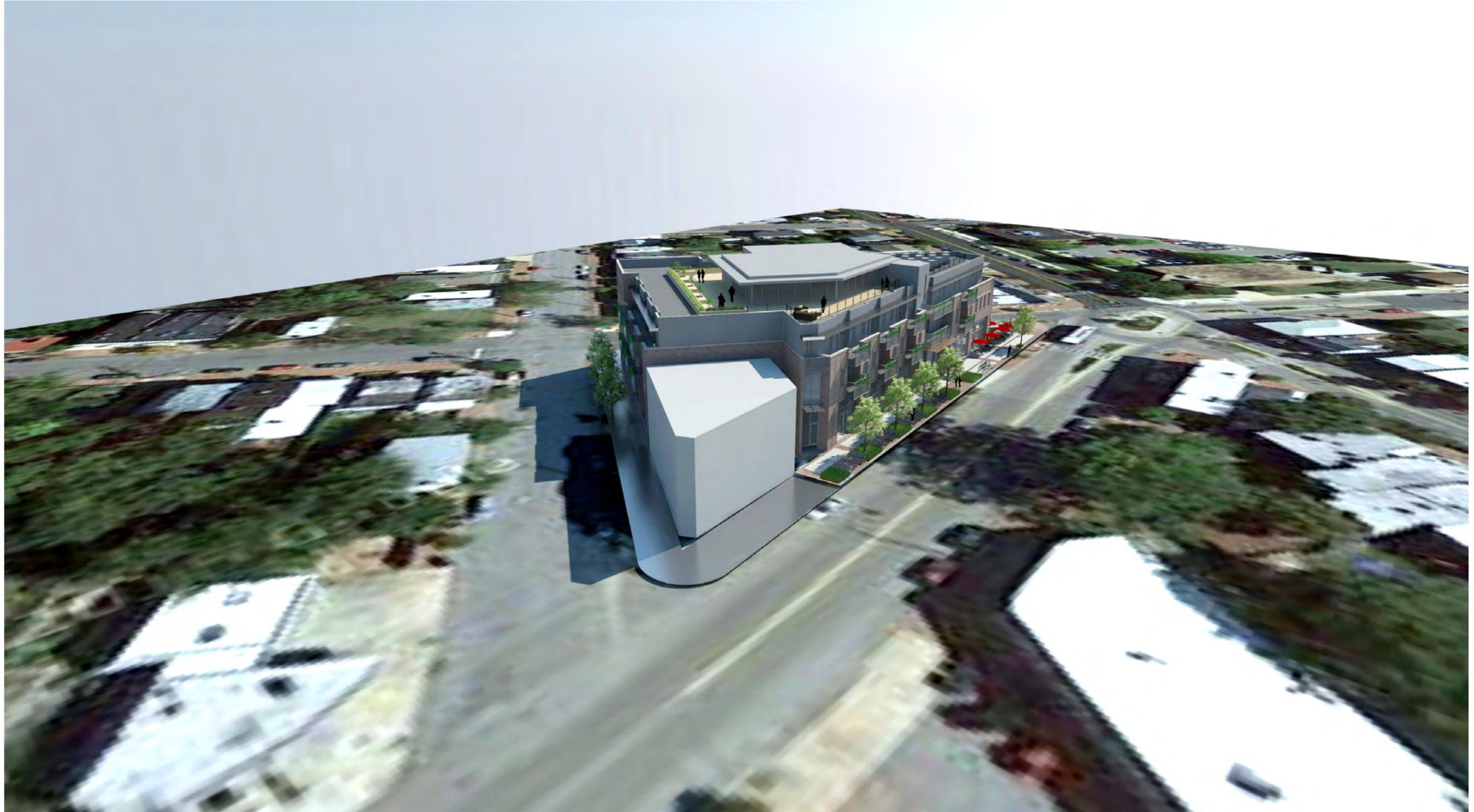




-  CLEAR ANONDIZED ALUMINUM CLAD CANOPY
-  CLEAR ANONDIZED ALUMINUM STOREFRONT
-  POST & RAILING PAINT FINISH: CLASSIC FRENCH GRAY
-  PREFINISHED METAL PARAPET CAP
-  CLEAR ANONDIZED ALUMINUM CLAD CANOPY
-  PRE-FINISHED ALUMINUM CLAD WOOD SLIDING GLASS DOOR
-  PREFINISHED CONCRETE PARAPET CAP
-  2X2 WIRE MESH & ALUMINUM FRAME RAILING PAINT FINISH: CLASSIC FRENCH GRAY
-  HARDI-PANEL PREFINISHED PAINT FINISH: WESTCHESTER GRAY
-  BRICK VENEER TBD WITH ADMINISTRATIVE APPROVAL
-  PRE-FINISHED ALUMINUM CLAD WOOD SLIDING GLASS DOOR
-  T&G IPE WOOD DECKING
-  2X2 WIRE MESH & ALUMINUM FRAME RAILING PAINT FINISH: CLASSIC FRENCH GRAY
-  SPANDREL PANEL
-  CLEAR ANONDIZED ALUMINUM STOREFRONT



Aerial view from rotary at Jefferson Ave, M and 25th Streets



Aerial view from corner of Jefferson Ave and 24th Street



view from rotary at Jefferson Ave, M and 25th Streets



view from corner of Jefferson Ave and 24th Street



view from corner of 24th and M Streets

REQUEST FOR REVIEW OF ALTERNATE MASSING

In review of Commission and neighborhood comments, a scheme for alternate massing was investigated. This scheme proposes 3-story anchors at each of the building's three corners. Previous applications suggested a similar treatment at the 24th and M St corner only. It is believed that this substitute massing provides greater emphasis to the prominent Jefferson Ave and M St point and also helps to separate and define the building on its western, Jefferson Ave, approach. For this reason, we respectfully request that this alternate be included in the Commission's evaluation of the building's mass and materials.



ALTERNATE CONCEPT - SOUTH/JEFFERSON ST ELEVATION

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ALTERNATE CONCEPT - NORTH/ M ST ELEVATION

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ALTERNATE CONCEPT - WEST/ N 24TH ST ELEVATION

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