

Delegated Action of the Executive Director

PROJECT

**Building Renovations to the Patrick Henry
Building at Square 457**

601 D Street, NW
Washington, DC

REFERRED BY

General Services Administration

NCPC FILE NUMBER

P8068

NCPC MAP FILE NUMBER

21.10(38.00)44916

DETERMINATION

Conformance of Site and Building
Plans within the Pennsylvania
Avenue Development Corporation
(PADC) to PADC Plan and Square
Guidelines

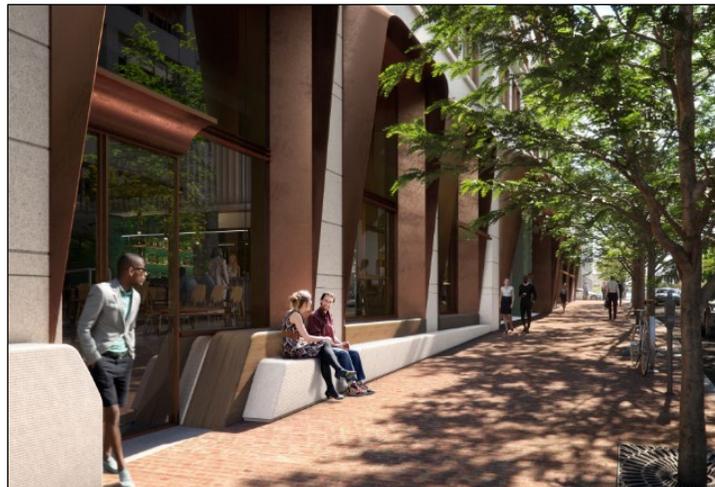
REVIEW AUTHORITY

Projects within the Pennsylvania
Avenue Development Corporation
Boundary (*61 F.R. 41789, 41791 as
defined in 40 U.S.C. 6702(d) and the
Memorandum of Agreement dated July 25,
1996, 61 Fed. Reg. 41789*)

NCPC has reviewed the conceptual plans for building envelope renovations and a one-story addition to the Patrick Henry Building, located at 601 D Street, NW. The project is within the Pennsylvania Avenue Development Corporation boundary, within the Pennsylvania Avenue National Historic District, and adjacent to the Downtown Historic District. In coordination with the General Services Administration, this project is being reviewed as a minor modification through NCPC's Pennsylvania Avenue Development Corporation (PADC) responsibilities under the 1996 Memorandum of Agreement (MOA). Per the MOA, NCPC and GSA concur that the proposed changes "will not significantly change the existing character or use of the property."

The project includes a redesign of the building entrances and ground floor retail spaces, recladding of the exterior building facades along 6th and D Streets, NW, and the addition of a partial 11th floor that is within the maximum allowable building height.

While the Plan and Guidelines for Square 457 focus more closely on 7th Street development, modifications to the Patrick Henry building (referred to as Parcel D) support the existing Guideline language encouraging compatibility "with the visual rhythm of



Two new D Street retail bays are included in the building modifications.

the streetscape created by the existing historic structures.” The improvements provide an updated ground floor experience for building tenants and pedestrians, complementing existing retail on the west half of D Street with two additional retail spaces. Seating is built into the retail bays, and street trees in poor condition will be replaced. Staff recommends more generous tree pits to increase soil volume for improved tree health.

The building will be re clad in a raked stone finish; window replacements allow additional light into the office space and provide a more varied and spirited façade pattern. Mullions use the same copper-colored material as the retail bays and lobby entrance, providing a design reference to the nearby historic buildings and tying together the overall materials palette. Staff discourages the use of ipe wood in the design as it is often found to be unsustainably harvested, even if it is FSC-certified.



The building will be re clad and windows replaced to provide a more varied façade pattern.

The current building is 10 floors and stands at a height of 112.5 feet.

Structural engineering studies identified the opportunity for an additional floor with a slightly smaller footprint on the existing roof. The new 11th floor increases the building height to 129 feet, still below the maximum 130 foot height permitted under the Square 457 Guidelines (which defer to local zoning). A wrap-around balcony amenity is provided; because this is not technically a penthouse feature, the balcony elements do not have to be set back at a 1:1 ratio. Existing mechanical equipment will remain, extending approximately 3 feet above the new roof line to a maximum height of 132.16 feet.

Site access will remain the same, with loading bay deliveries using an alleyway running north-south between D and E Streets, NW. Parking garage access will remain at the western end of the building on D Street, NW, and a new interior space for bike storage will be provided on 6th Street, NW.

The U.S. Commission of Fine Arts (CFA) reviewed the project during the November 2018 and April 2019 meetings (SL 19-042), commenting favorably on the façade redesign, materials palette and streetscape amenities. The DC State Historic Preservation Office (SHPO) is aware of the project, finds no adverse effects to the Pennsylvania Avenue National Historic District, and will not require a separate Historic Preservation Review Board (HPRB) review.

NCPC will again review the project through the building permit application to ensure continued conformance with the PADC Plan and Square 457 Guidelines. As Pennsylvania Avenue continues to evolve, NCPC looks forward to working with stakeholders on improvements supporting the continued economic and cultural success of the area through the Pennsylvania Avenue Initiative.



View south along 6th Street, NW towards the National Gallery of Art

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the site and building plan submission for building renovations to 601 D Street, NW, are not inconsistent with the 1974 Pennsylvania Avenue Development Corporation Plan, Square 457 Guidelines, and other federal interests.

// Original Signed //

April 25, 2019

Marcel Acosta
Executive Director

Date