

3401 Water Street Washington DC

OGB concept submission

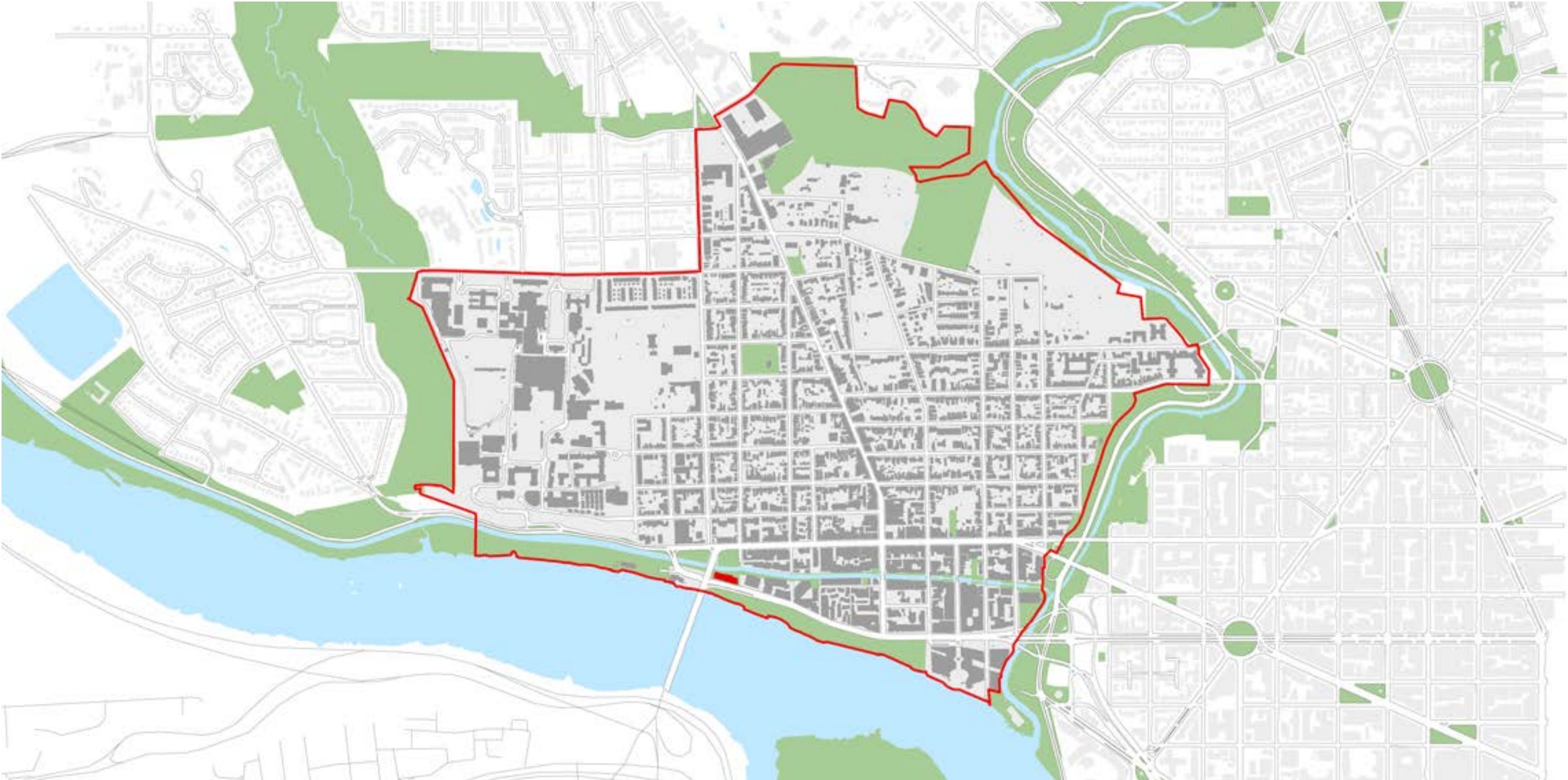
10 November 2021

owner and client:
Washington Georgetown
Properties LLC

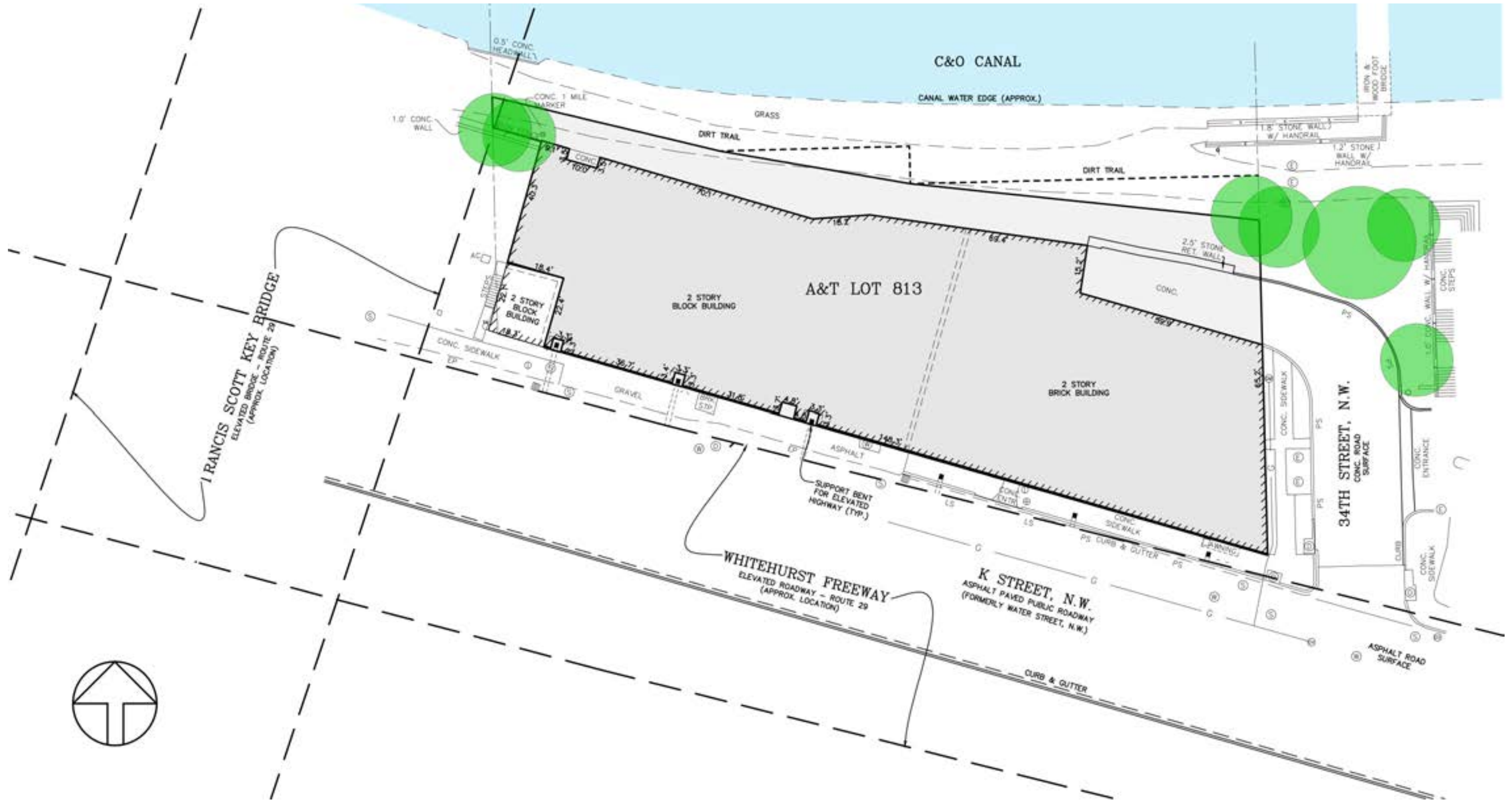
design architect:
concrete
Oudezijds Achterburgwal 137
1012 DR Amsterdam, NL

architect of record:
Baskervill
1051 E. Cary Street
Richmond, VA 23219

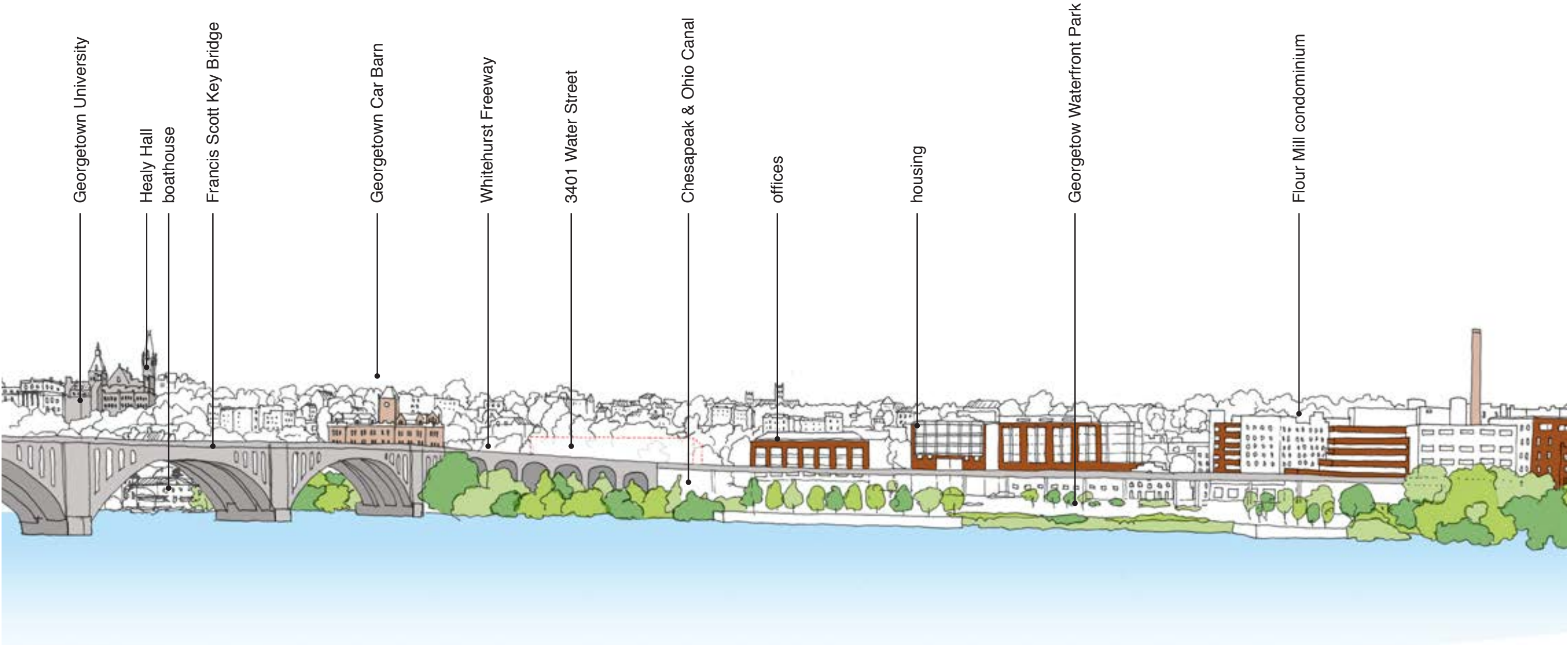
site and context



3401 Water Street



site and context



site photos



3401 Water Street



towpath along C&O canal

site and context



3401 Water Street is located East of the Key Bridge, South of the C&O Canal and North of the Whitehurst Freeway. The building lies at the transition of the green zone at the West of the Key Bridge running towards the former Georgetown industrial zone.

A series of red and brown brick warehouses, many of which are hidden beneath the Whitehurst Freeway, can be found along Water Street. They remain some of the last vestiges of industrial Georgetown.

site and context



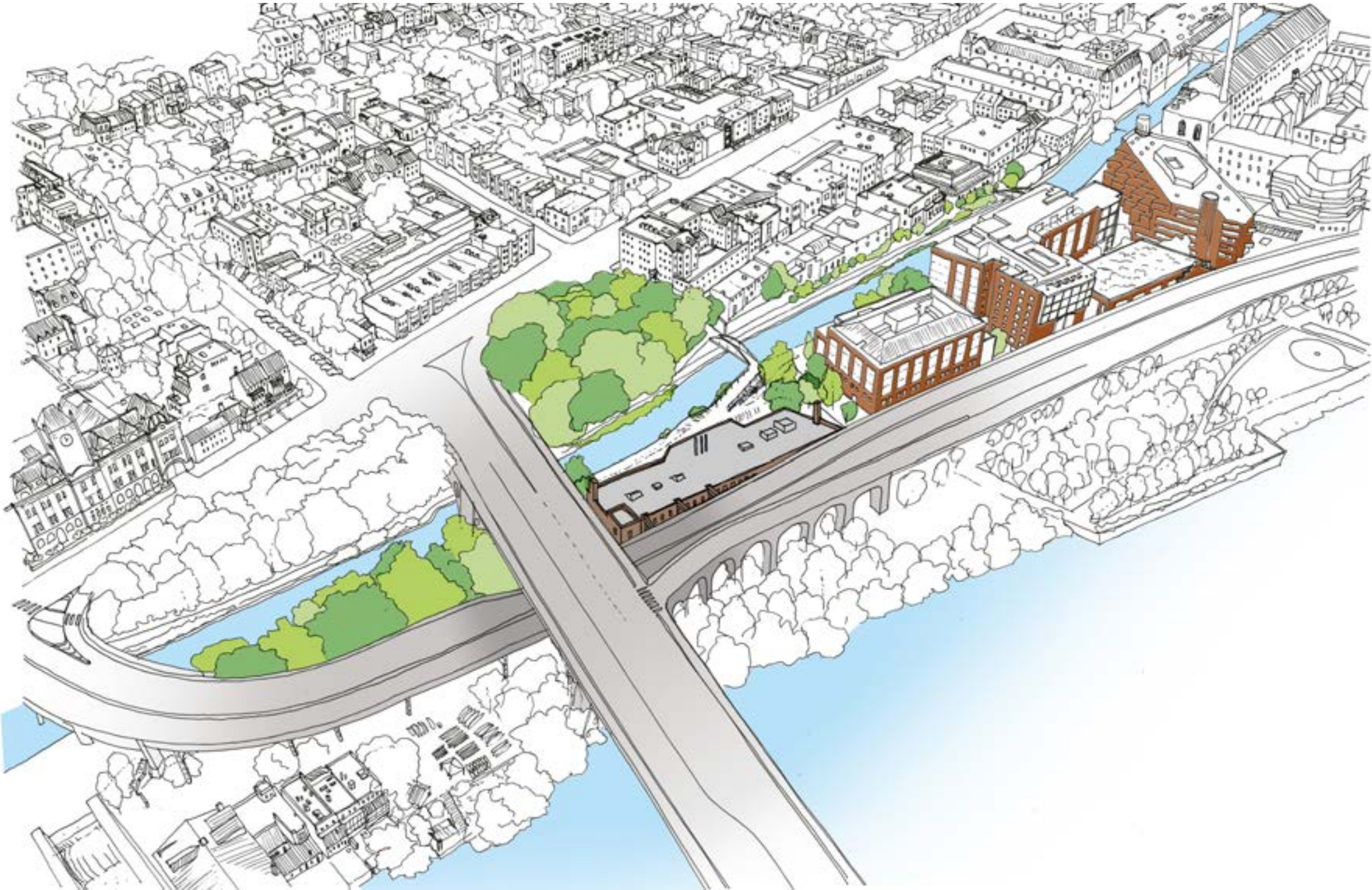
Looking at the waterfront along the Potomac River this series of warehouses starts at the the Rock Creek Park and ends East of the Key Bridge. At a larger scale they mark the former industrial area of Georgetown and make a transition from this large scale to the small scale along the Canal.

site and context



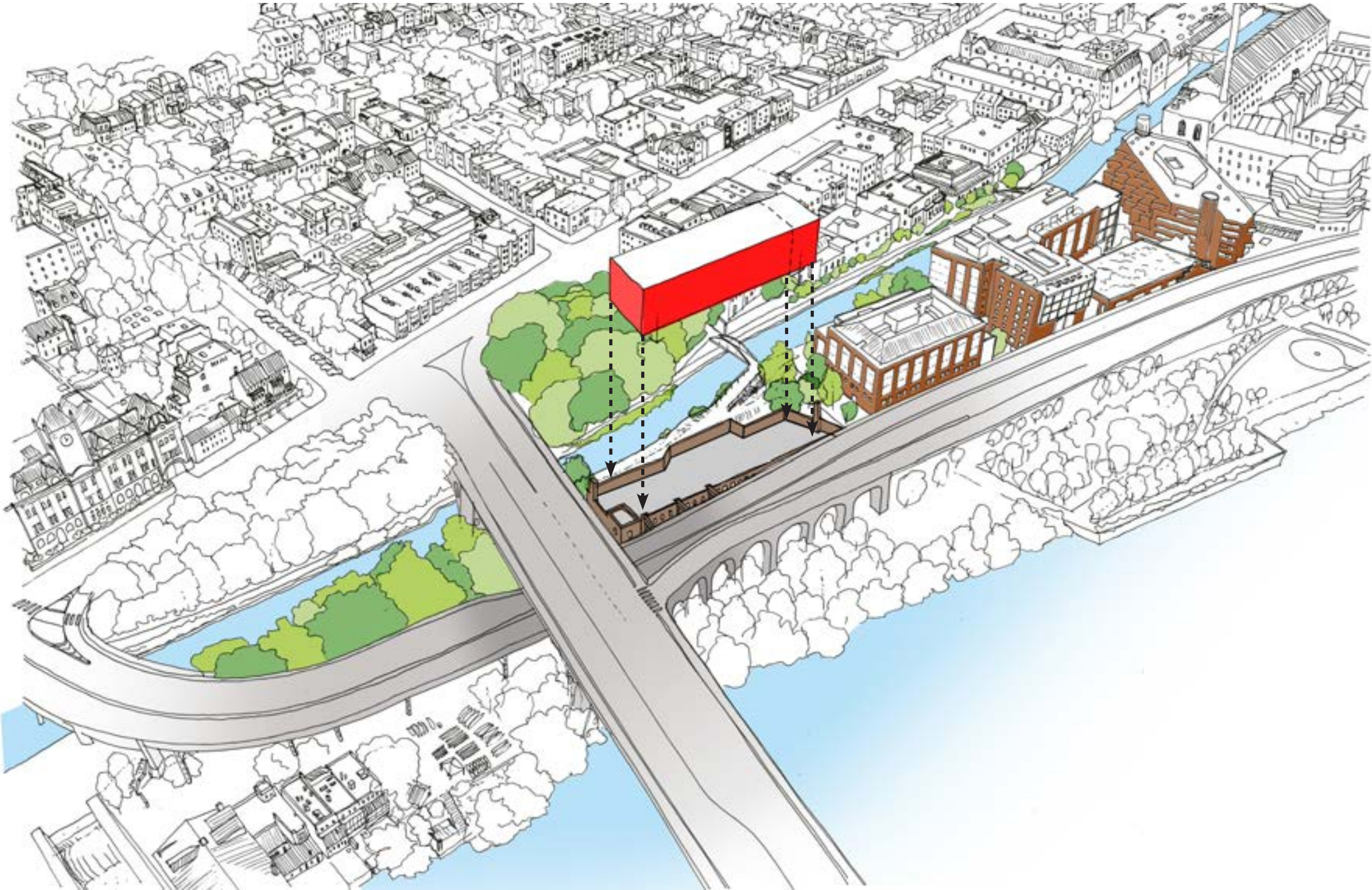
Along the C&O canal the new massing proposal needs to address the small scale of the old industrial buildings of Georgetown. The overall massing of the building therefore shows two sides: the large scale facing the waterfront and a smaller scale facing the Canal.

massing concept: keeping the existing warehouse

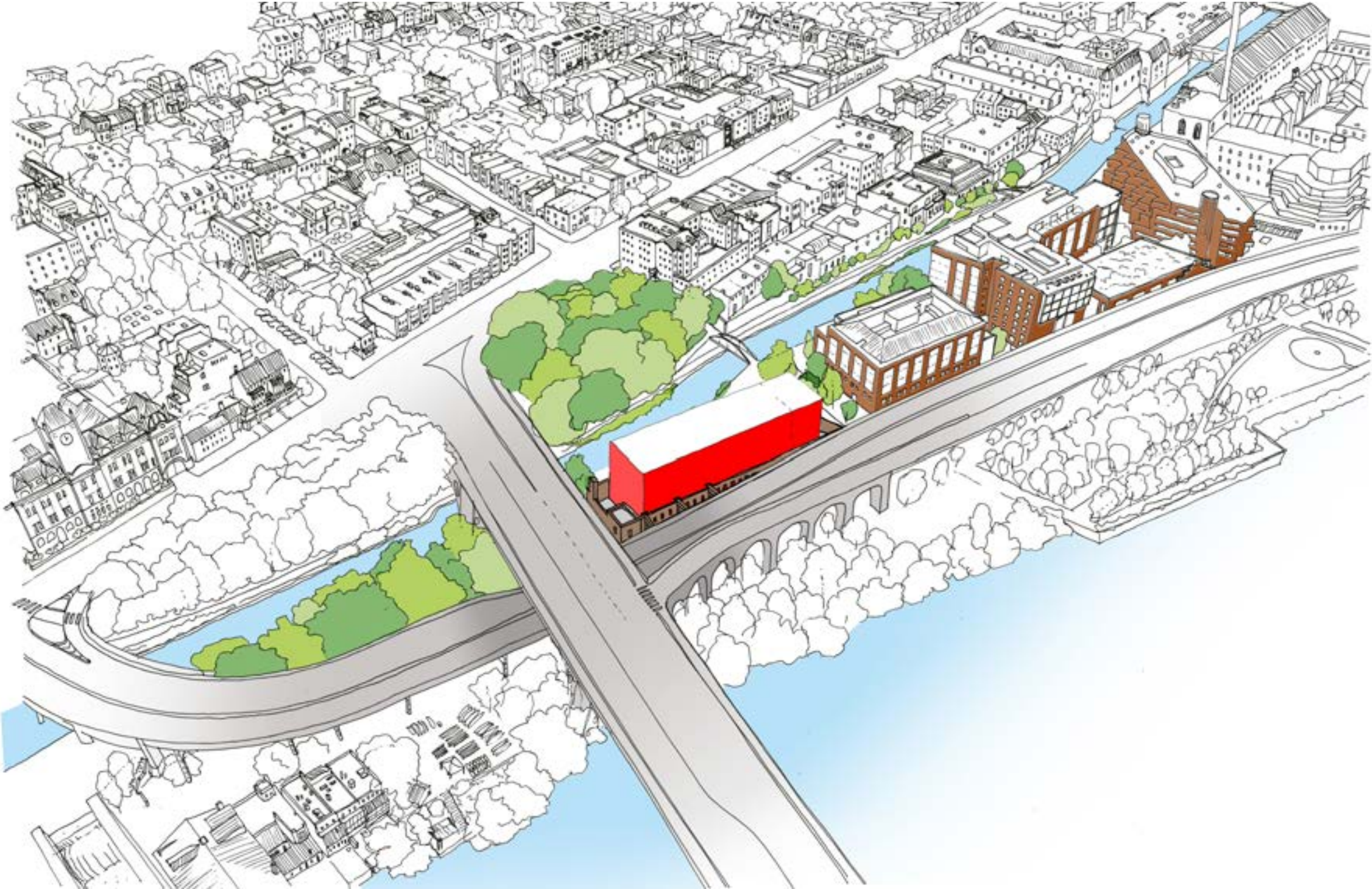


Since the late nineteenth century and 1946 the building at 3401 Water Street has transformed significantly: from a four story flourmill to a two story warehouse the way it currently is.

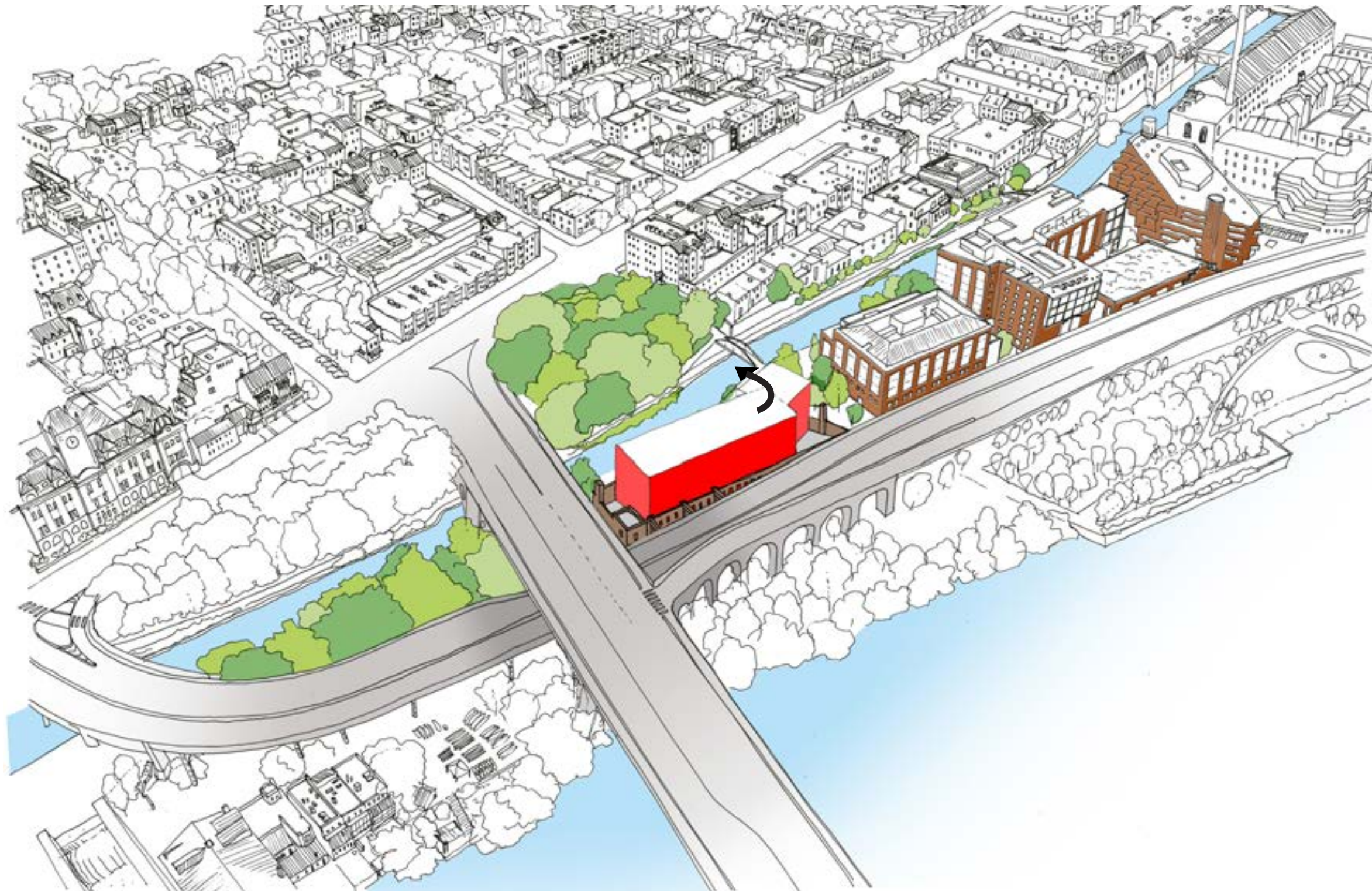
massing concept: step 1



The new massing proposal starts at the 2F, keeping the existing facade in place.

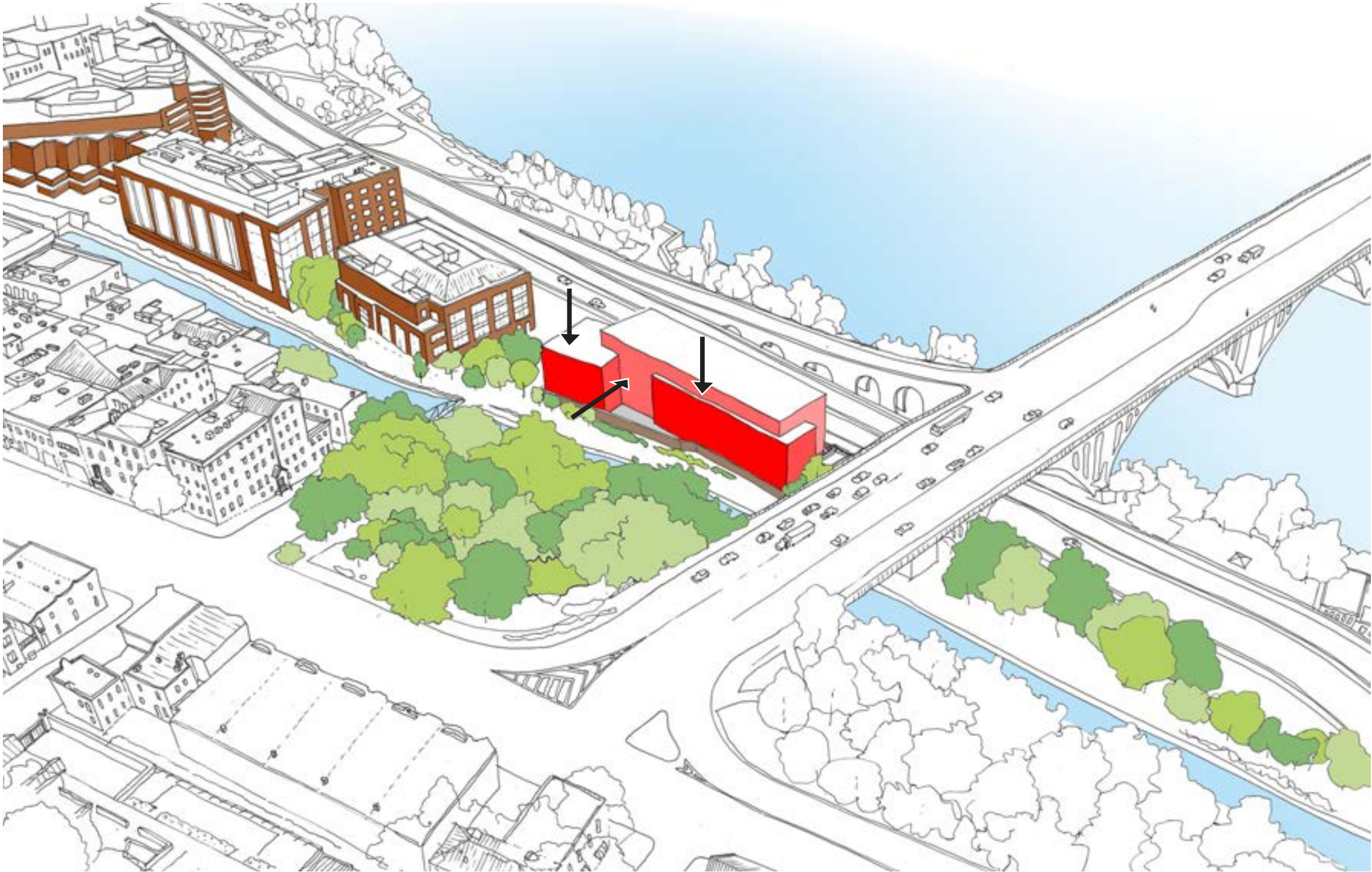


massing concept: step 3



Breaking the volume into two parts to scale down the waterfront massing and aligning the smaller leg with the Canal to embed the massing in its context.

massing concept: step 4



By creating a setback floor and lowering the volumes the massing along the C&O canal will be perceived as two smaller buildings, which relate to the smaller industrial buildings along the canal.

massing and concept



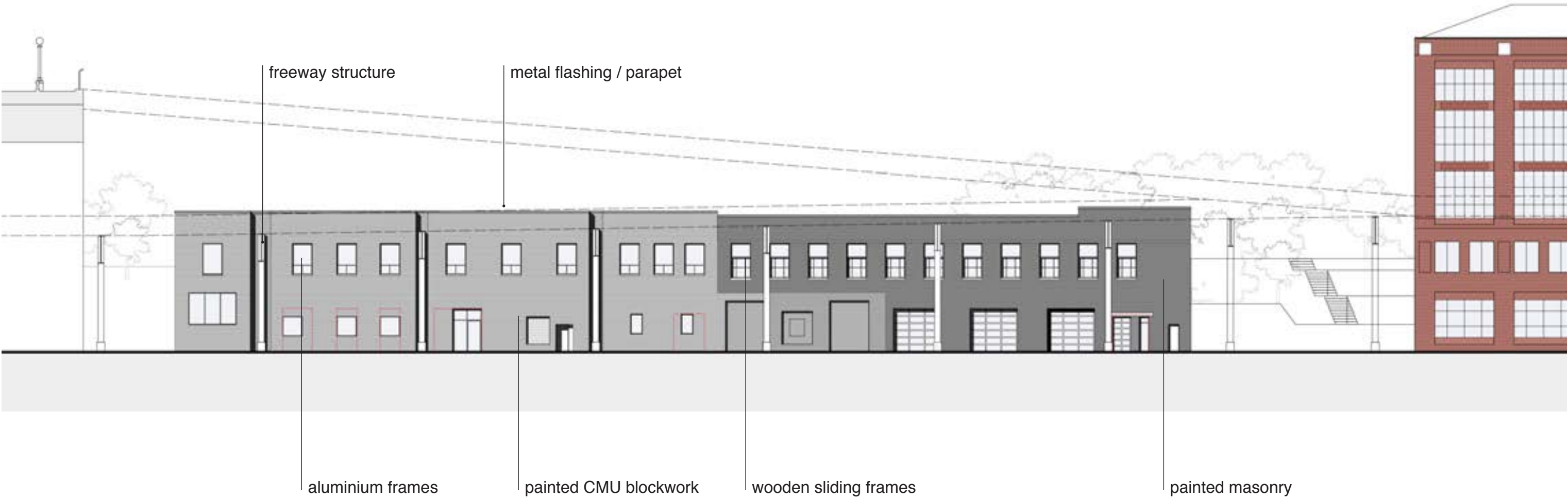
Looking at the waterfront along the Potomac River a series of warehouses starts at the the Rock Creek Park and ends East of the Key Bridge. The building at 3401 Waterstreet marks the end (or beginning) of this series introducing the former industrial area of Georgetown.

treatment of the existing building

photos existing facade



existing facade Water Street



sketches and considerations



Study faux steel frames without glazing on 2F.



Section hotel FoH and the street.



Proposal 2F window infill.



Reference: storefront 1046 Potomac Street

detailed elevation

metal parapet flashing, to match existing

existing masonry, painted in color; dark grey

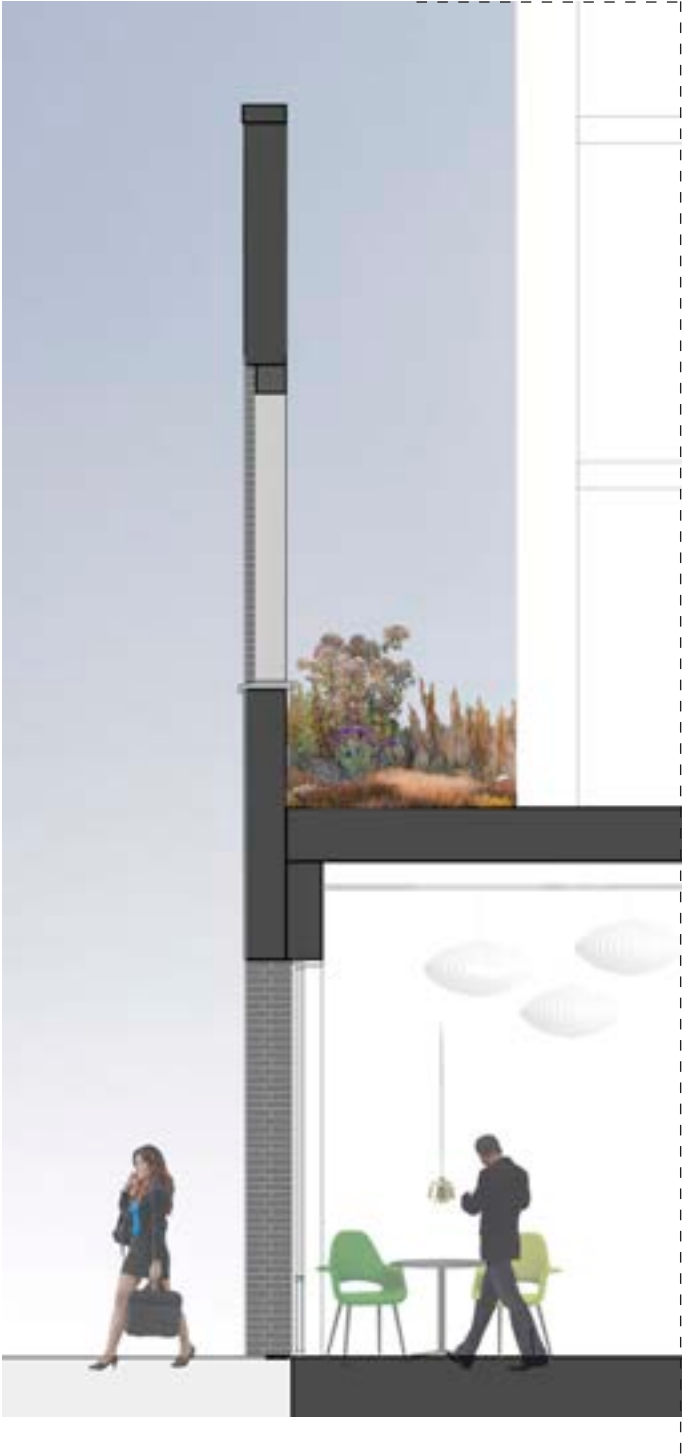
existing flush string course, vertical brick pattern

precast fair faced colored concrete

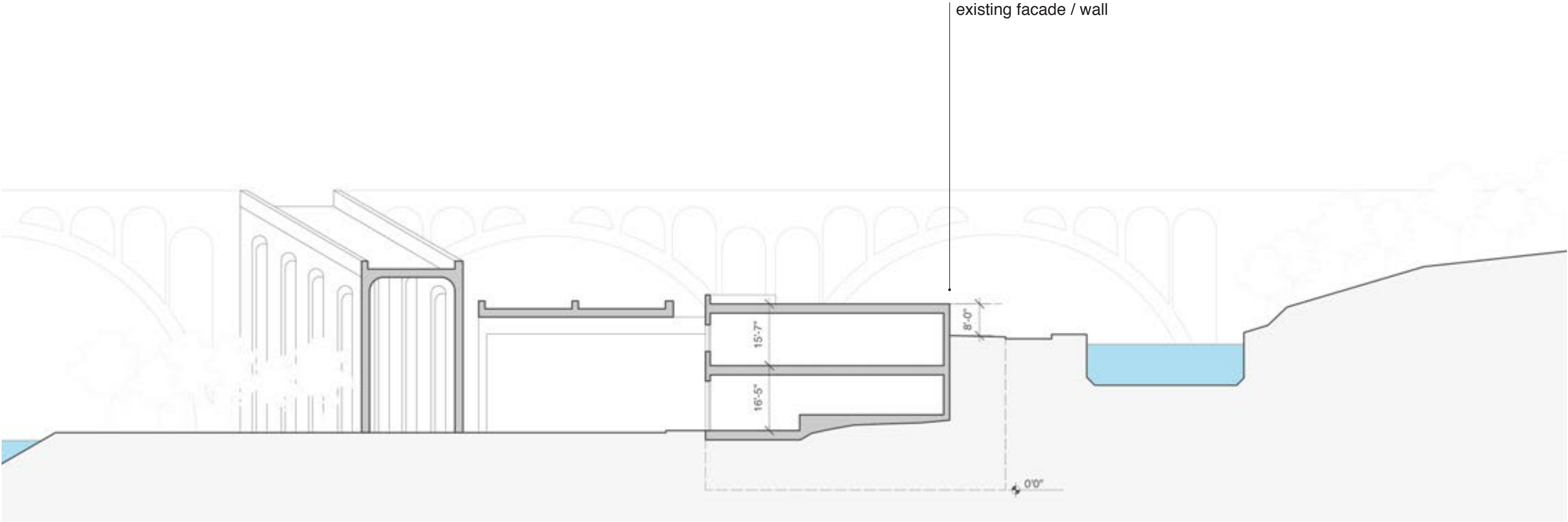
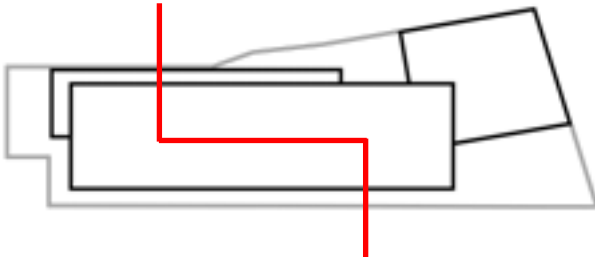
existing CMU blockwork painted in color; dark grey

black anodised aluminium frames
vision glass

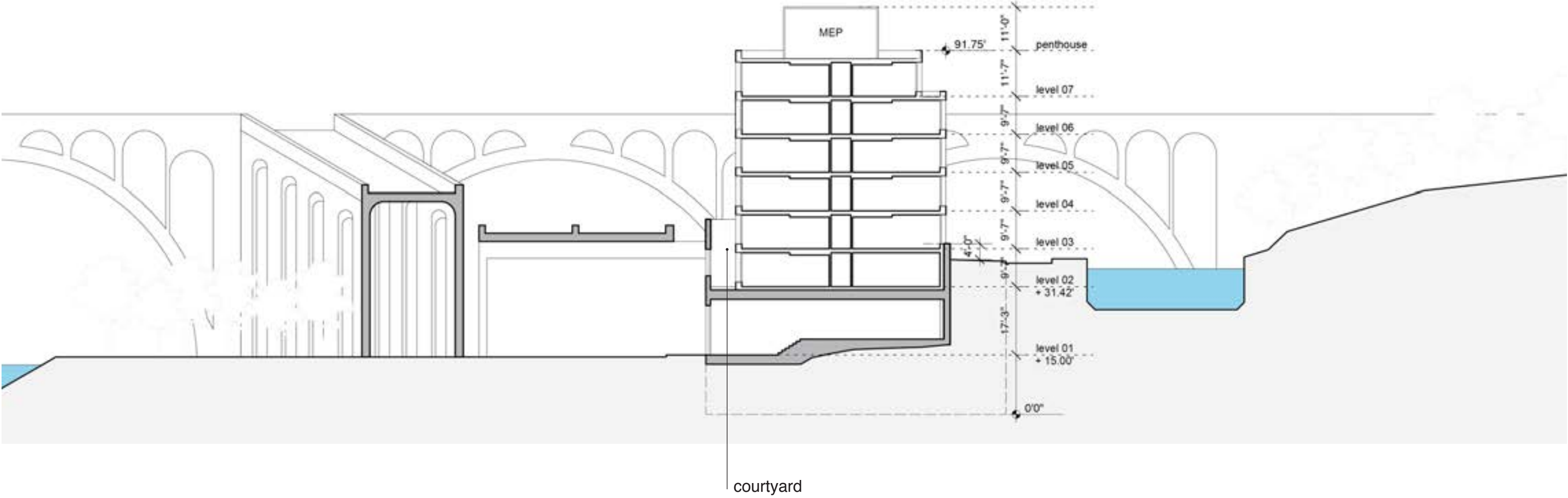
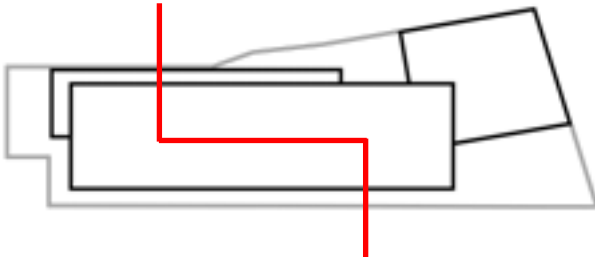
entrance vestibule
full glazed automatic sliding doors



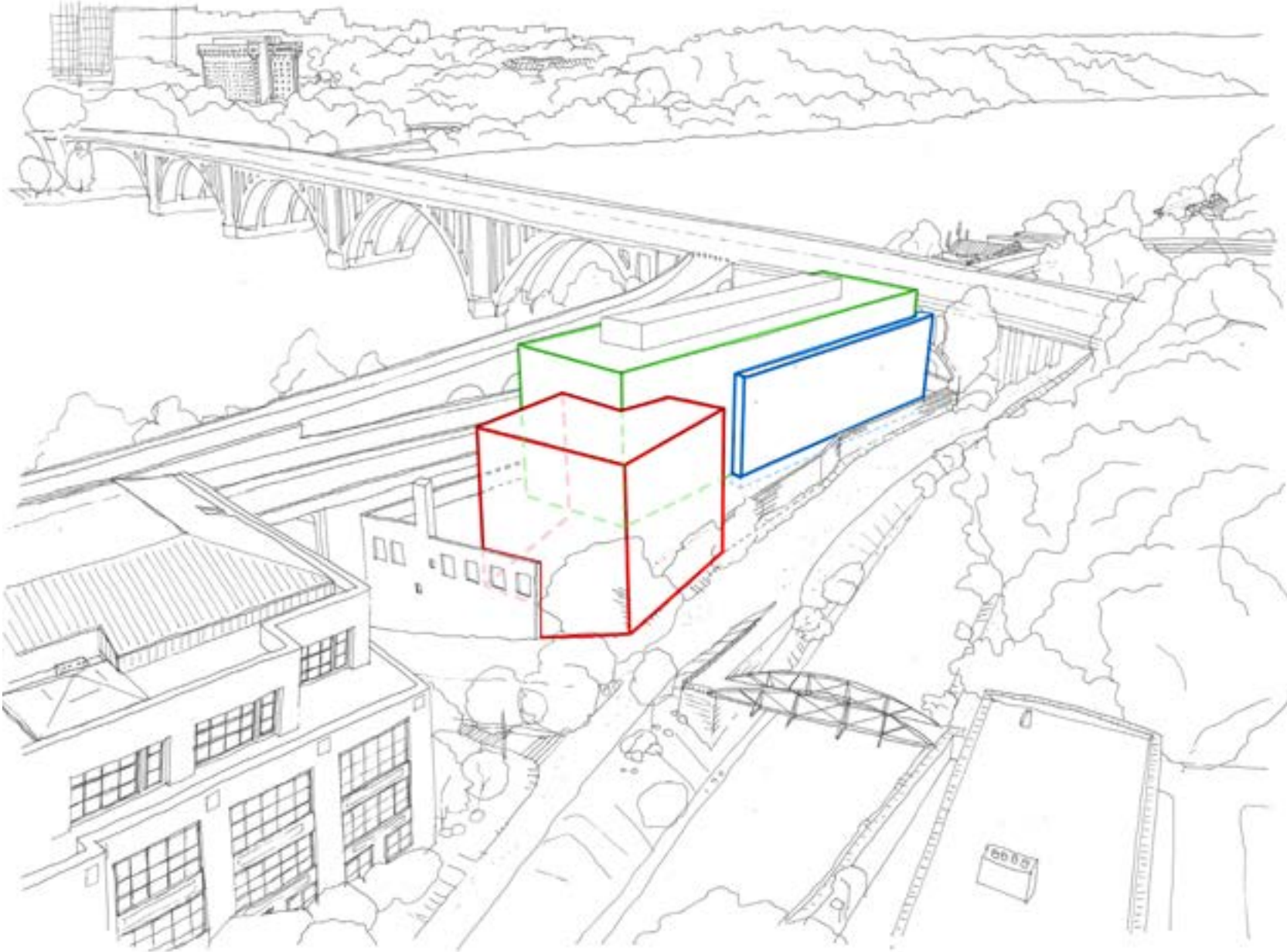
section existing warehouse



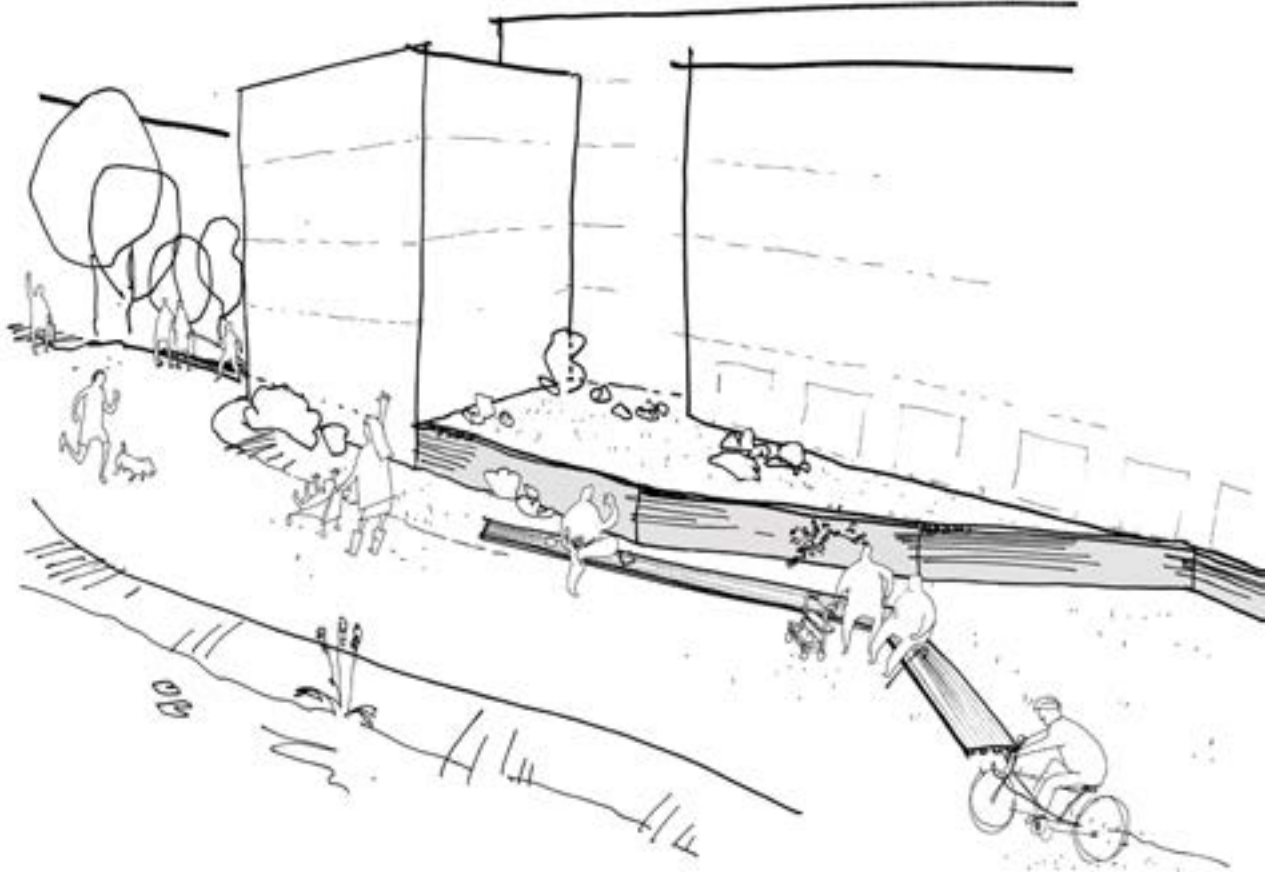
section proposed



retaining wall along C&O canal



All three new build volumes have a different architectural relation to the existing warehouse



Treatment of the existing facade along the canal.

materiality and context

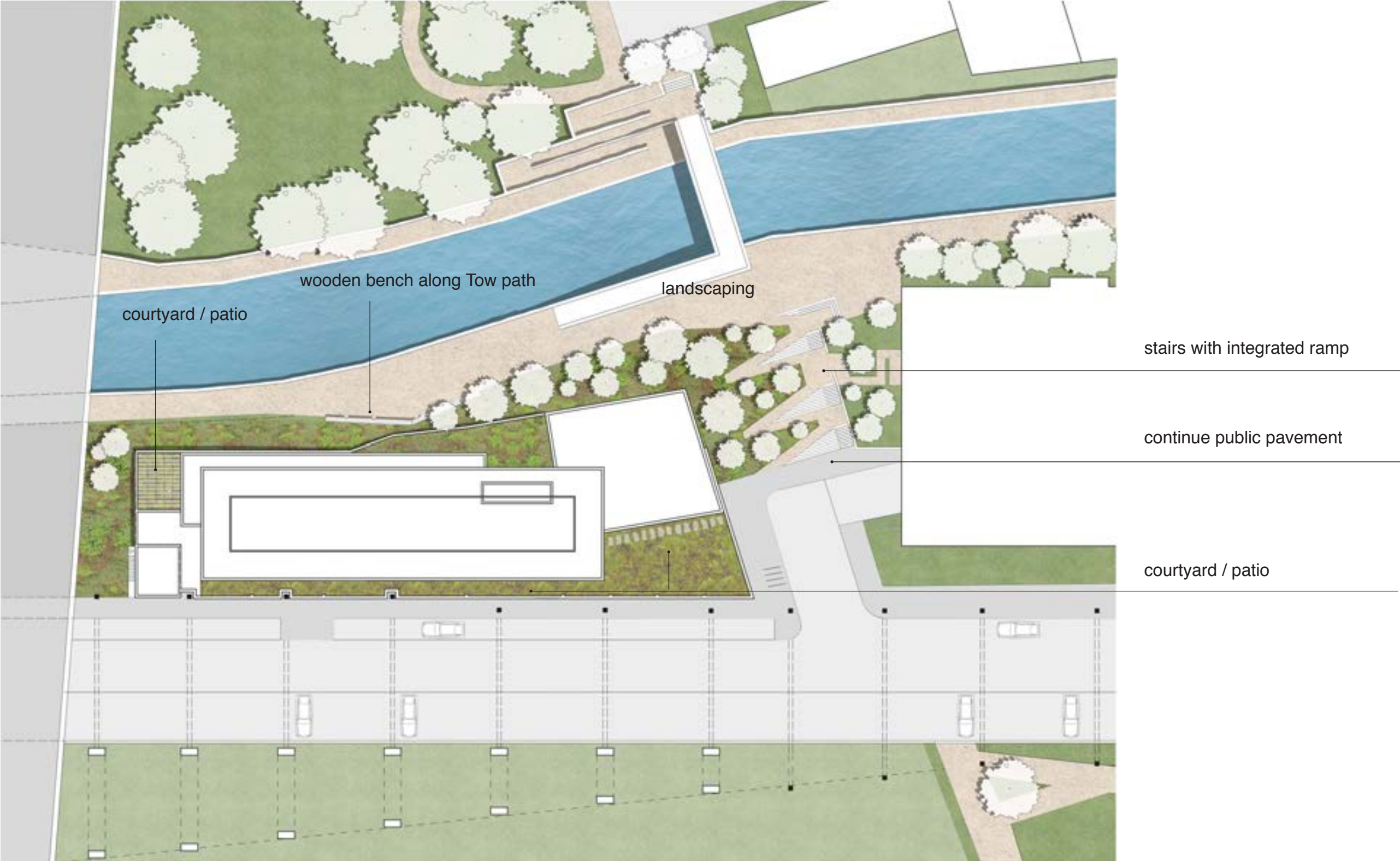


The transition of a retaining wall and a building facade is characteristic for many buildings along the canal.

detailed elevation: planter at retaining wall C&O canal



landscape design; site plan



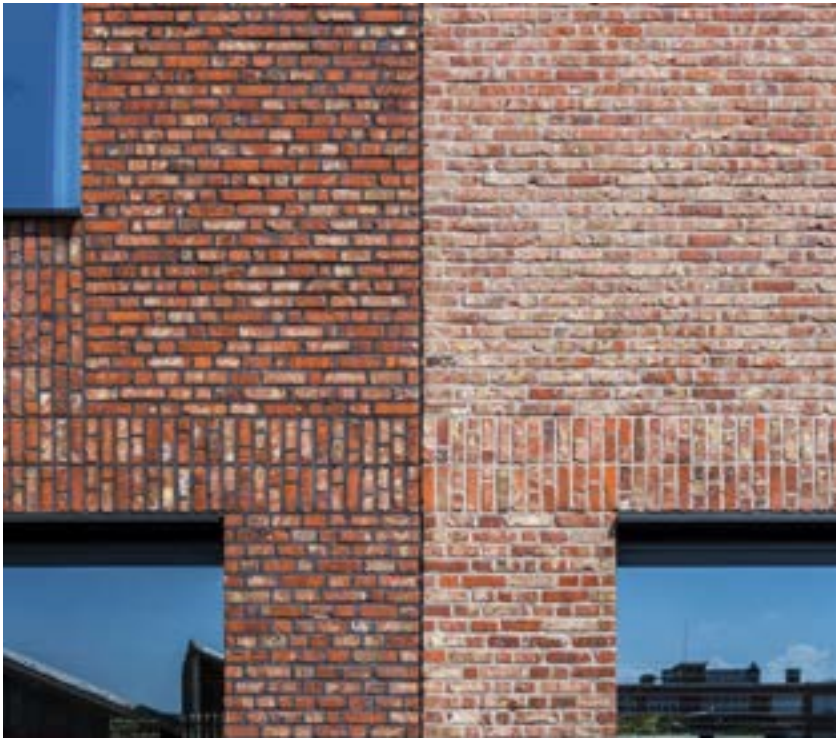
facade design - addition

materiality and context



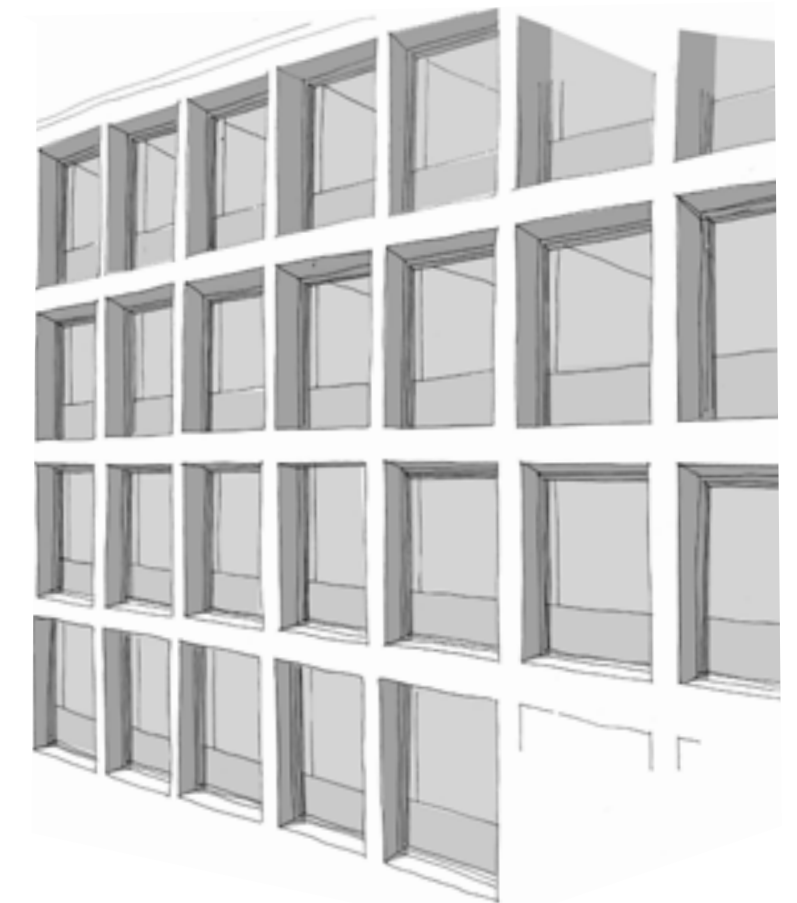
Warehouse inspiration.

brick detail references



Contemporary brick inspiration.

facade design development: reflecting guestroom structure



sketch principle

Generic design of a repetition of individual bedroom windows, lacks relationship to the context.

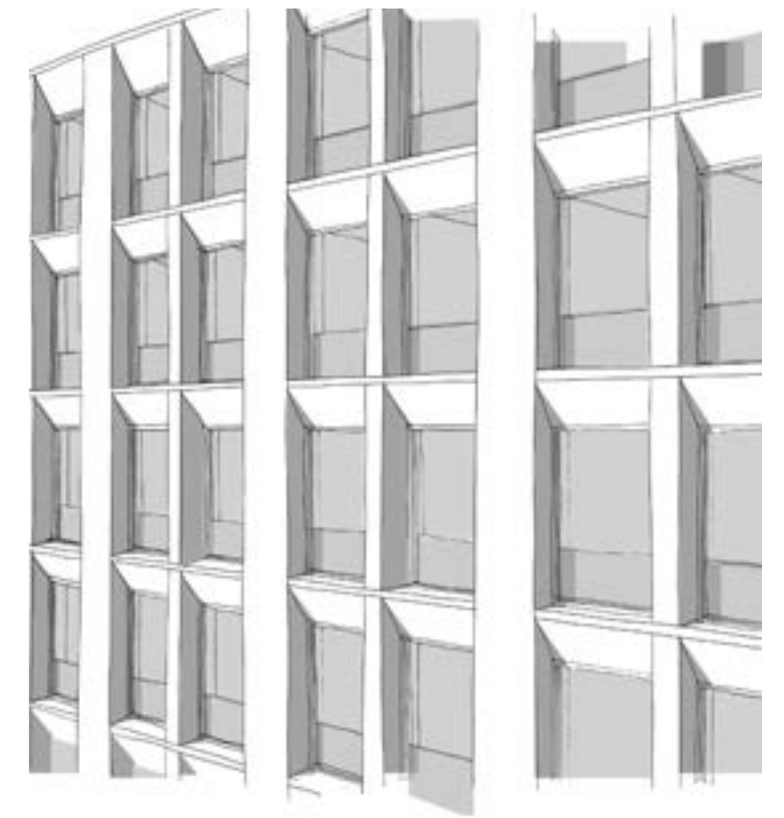
facade design development: the warehouse typology



sketch principle

Fenestration of grouped windows creating a vertical repetition,
decoration of vertical masonry pattern at the floorslab.

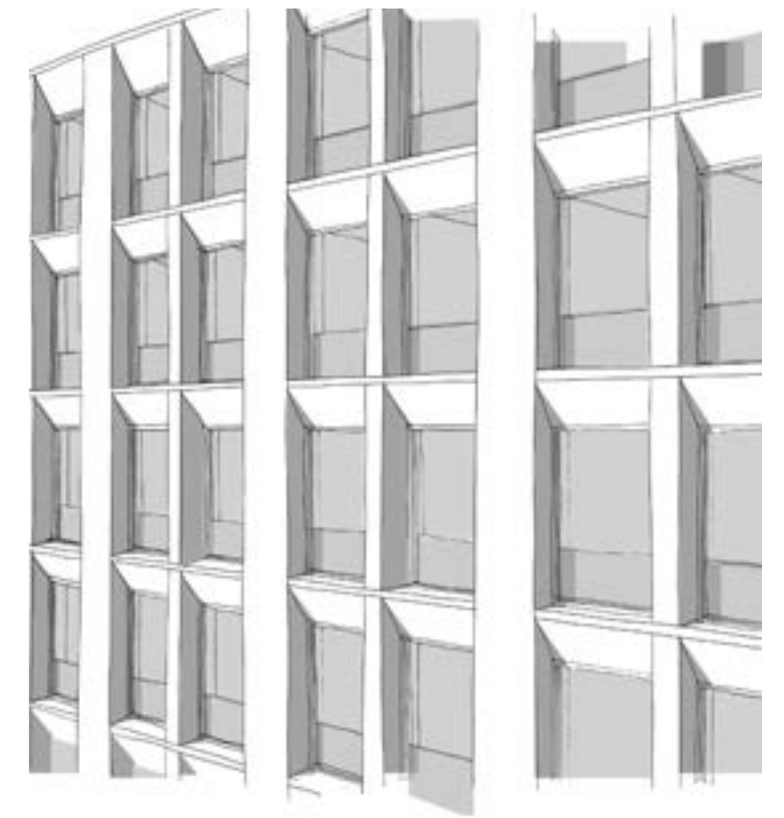
facade design development: creating contrast



sketch principle

Translation to a contemporary warehouse.

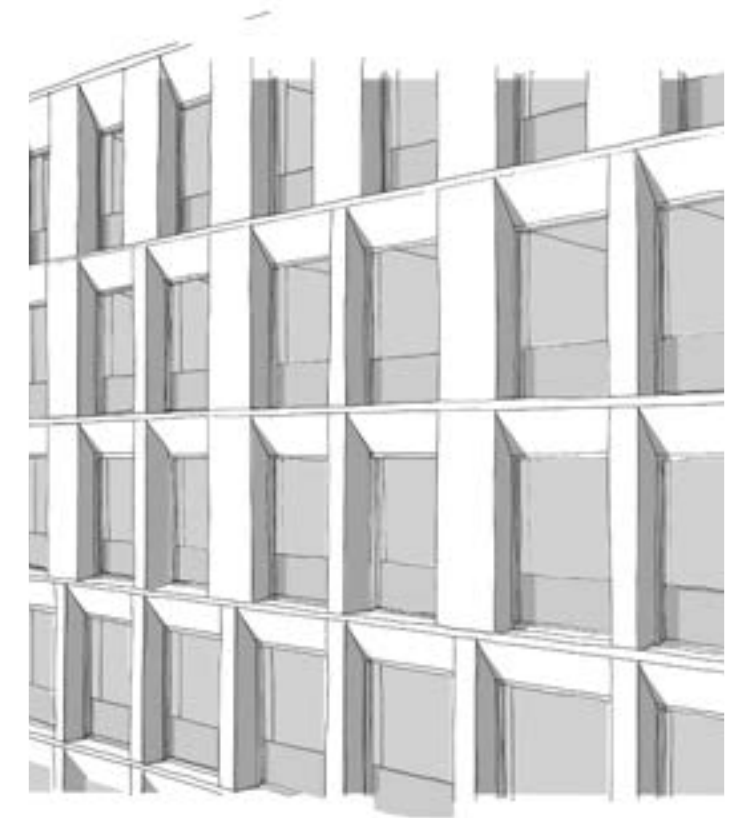
facade design development: adding hierachy



sketch principle

Addition of a continuous rhythm on the top floor to create a crown.

facade design development: horizontal layering



sketch principle

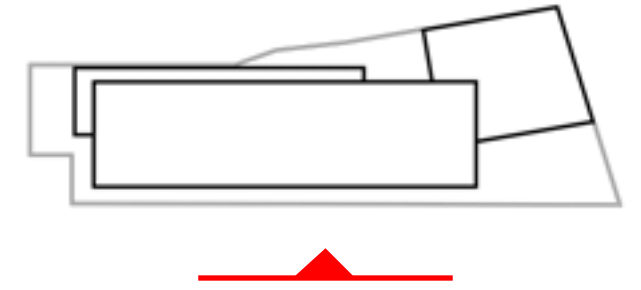
Opening up the lower floors to create a horizontal transition and plasticity.

facade design development: reference two materials



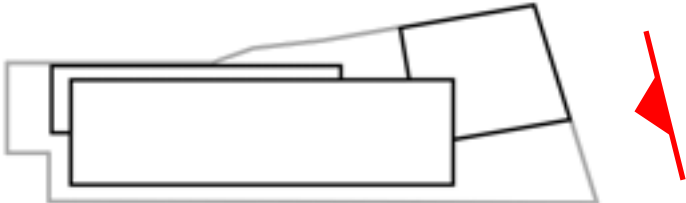
Jane Street NY, David Chipperfield architects

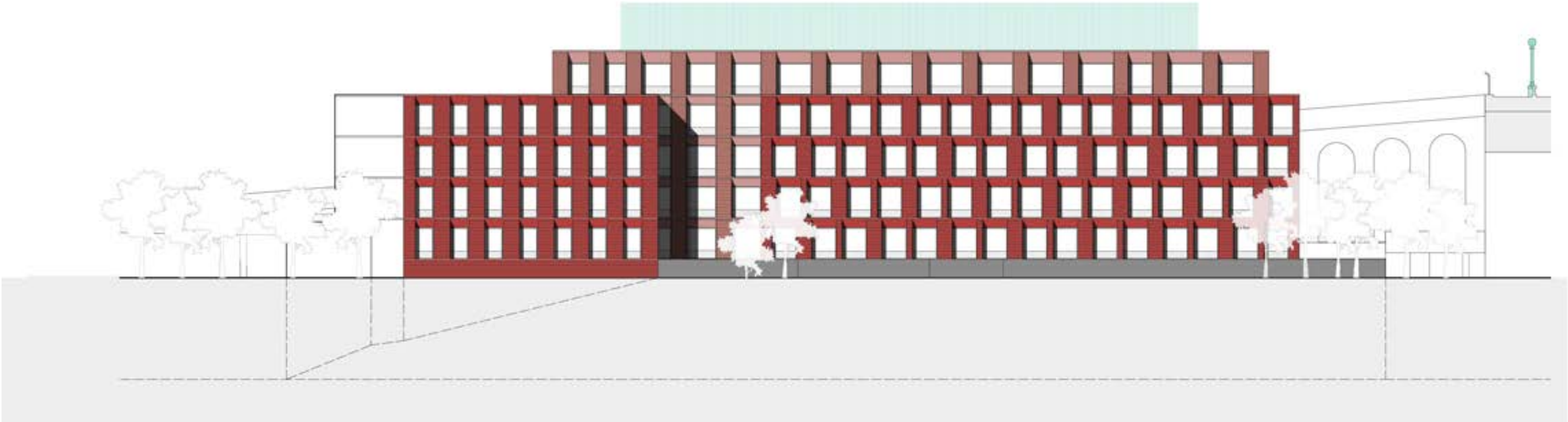
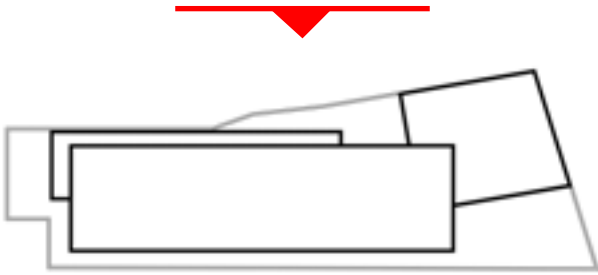
facade design development: proposal elevation



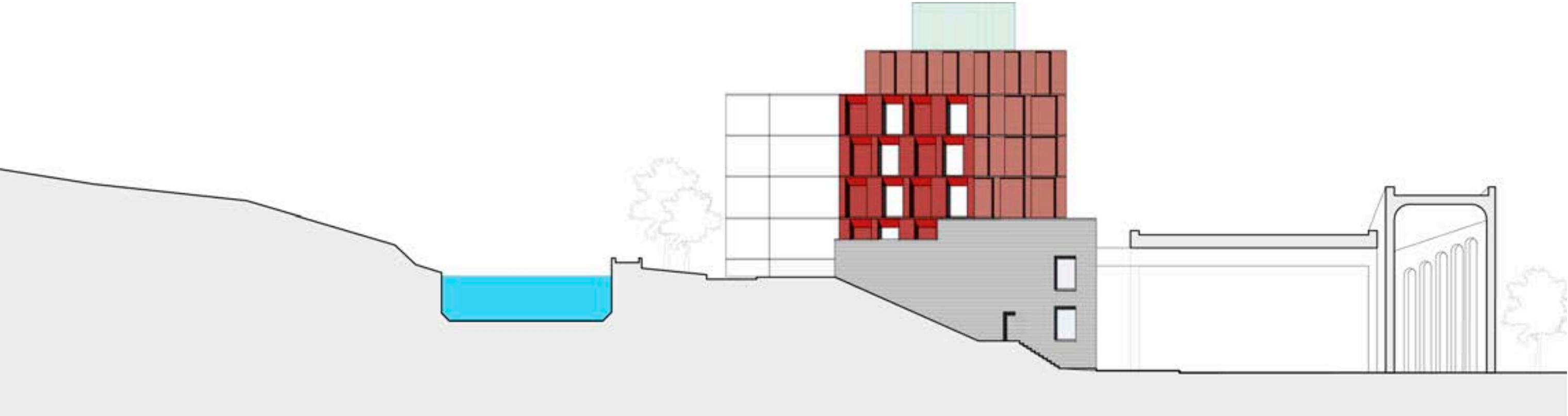
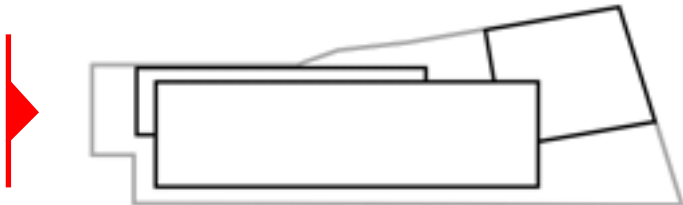
Creating contrast between the different volumes

side elevation





side elevation



detailed elevation: Water Street

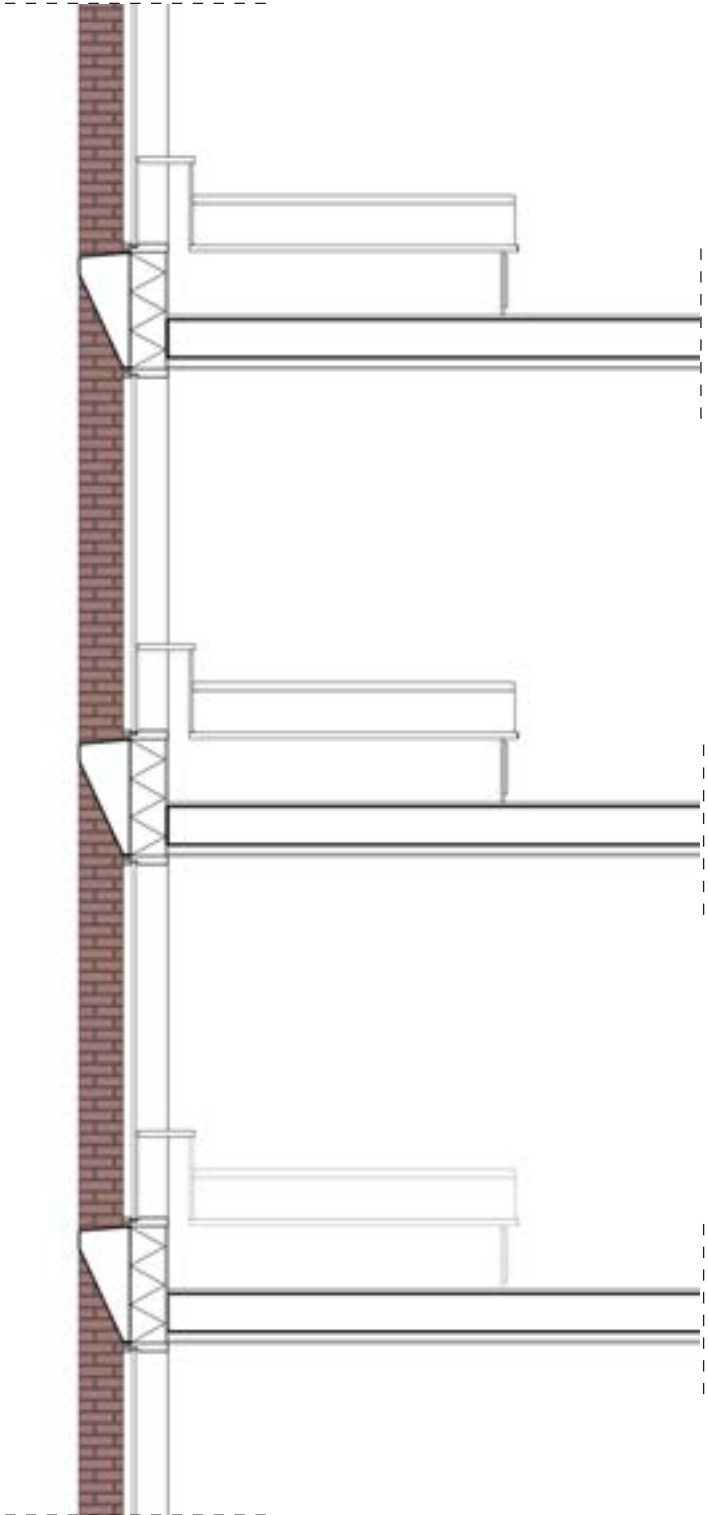


recessed precast lintel

red masonry panels, colored grout

anodised aluminium frames
vision glass

ceramic fritting at face#4



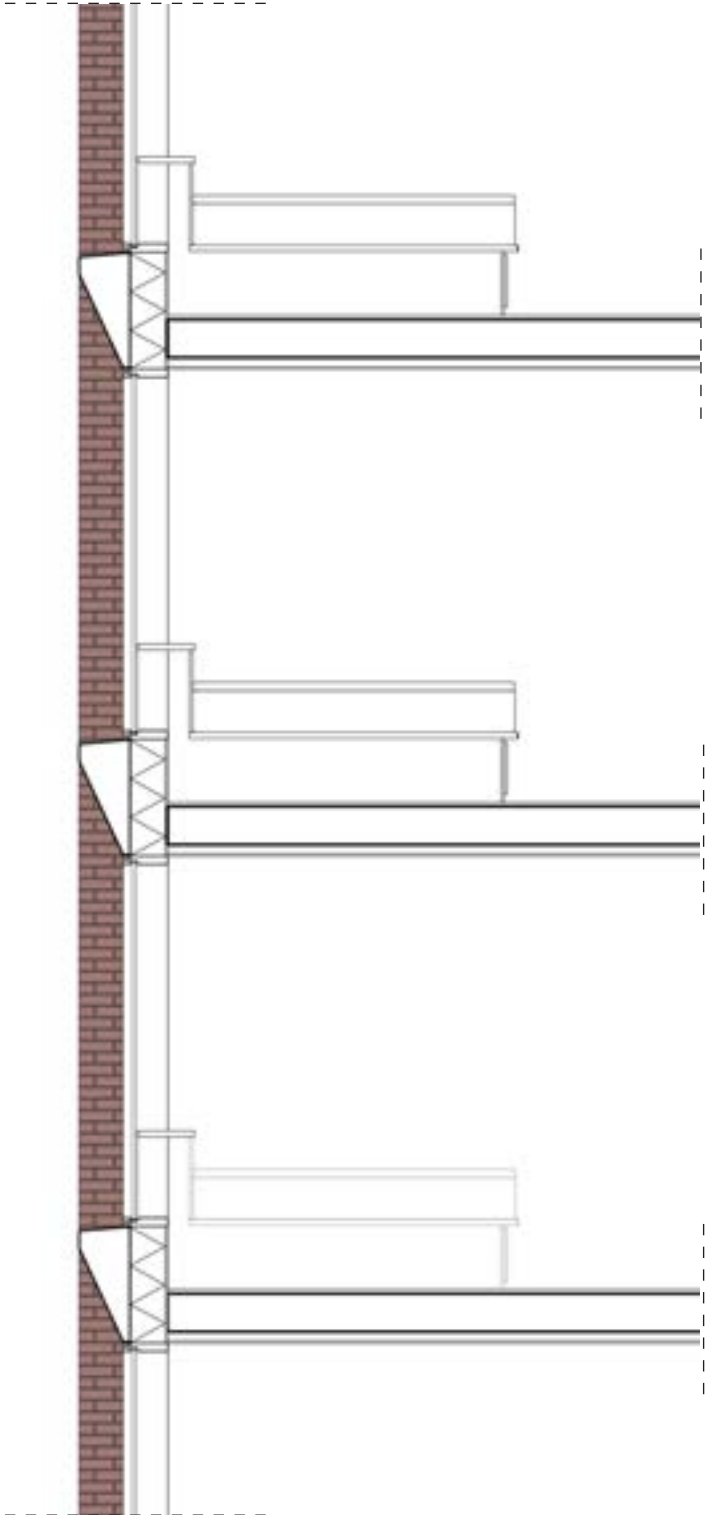
detailed elevation: stacked pattern

recessed precast lintel

red masonry panels, colored grout

anodised aluminium frames
vision glass

ceramic fritting at face#4



detailed elevation: vertical pattern

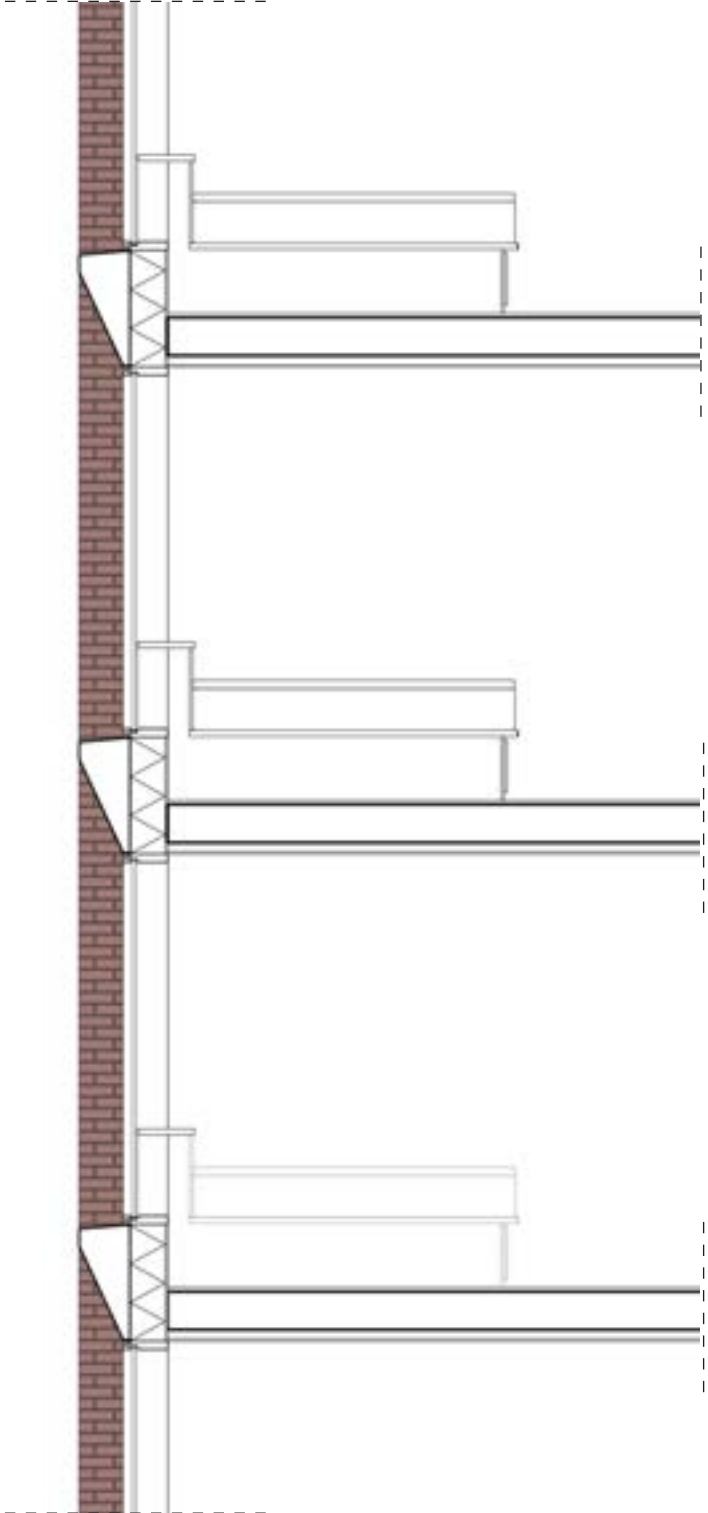


recessed precast lintel

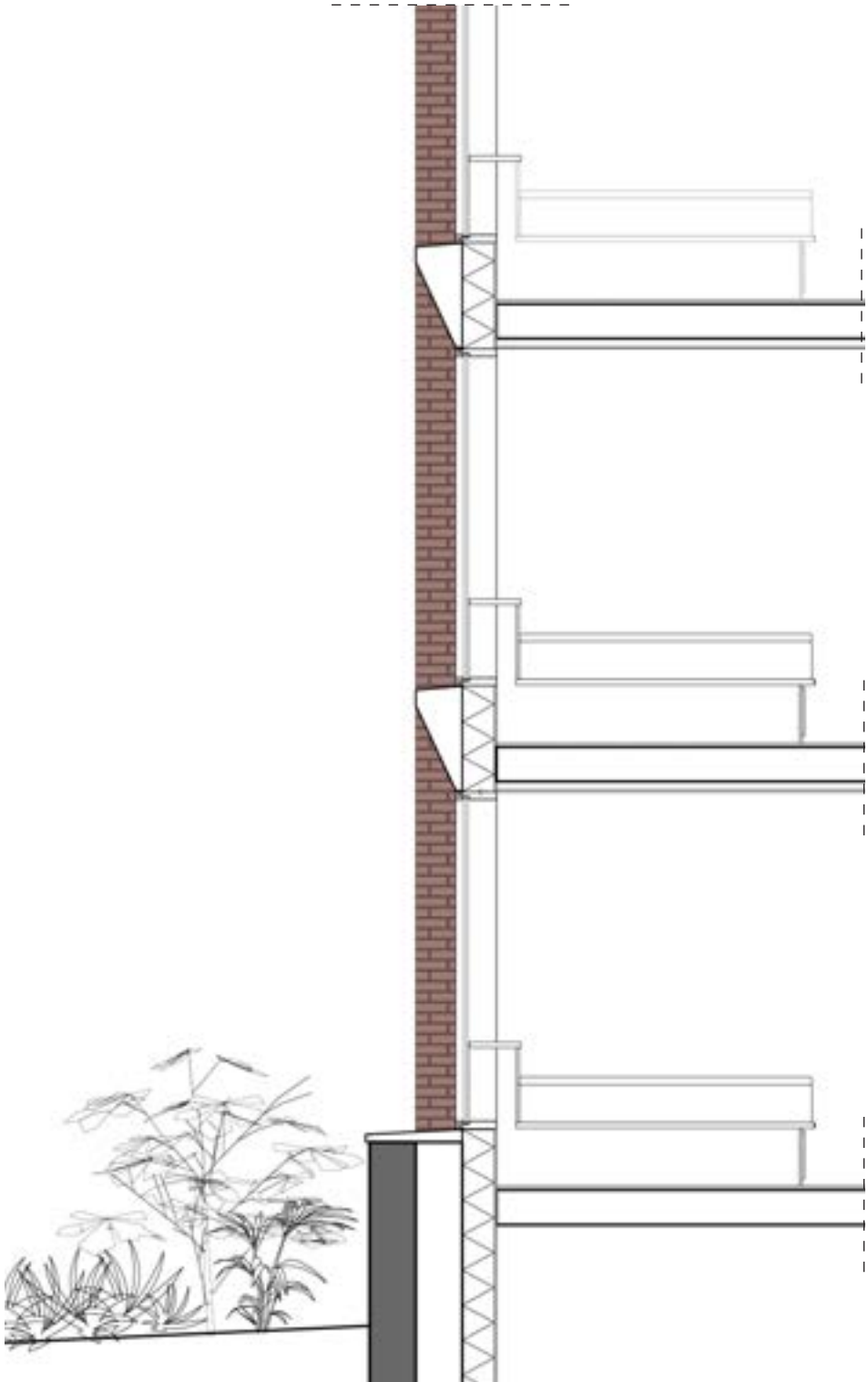
red masonry panels, colored grout

anodised aluminium frames
vision glass

ceramic fritting at face#4



detailed elevation: stacked pattern C&O canal





facade design Water Street





facade design view from key bridge



brick materiality and context

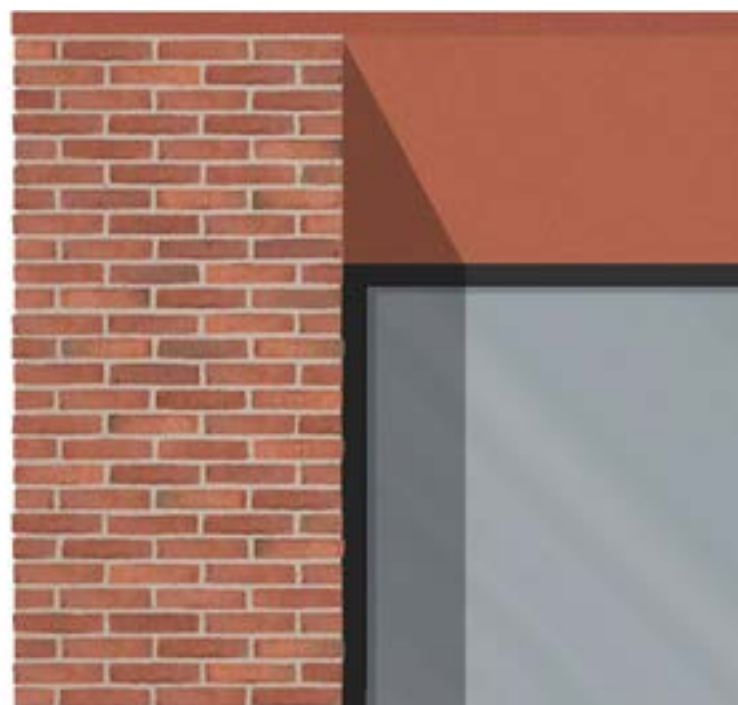


The characteristic local red brick facade varies in shade from a lighter appearance to a darker or more saturated colour

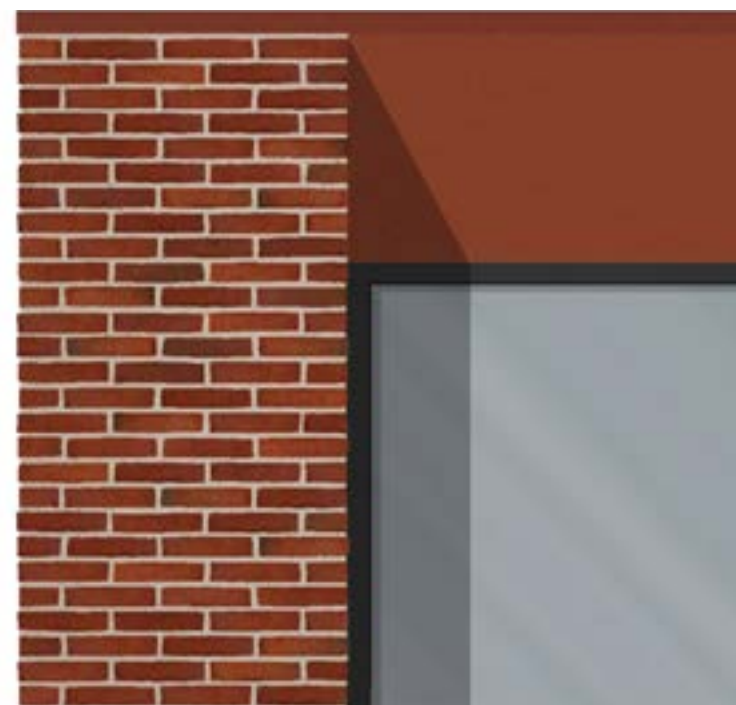
brick studies; color contrast between blocks

Option A

2 types of bricks
gray grout



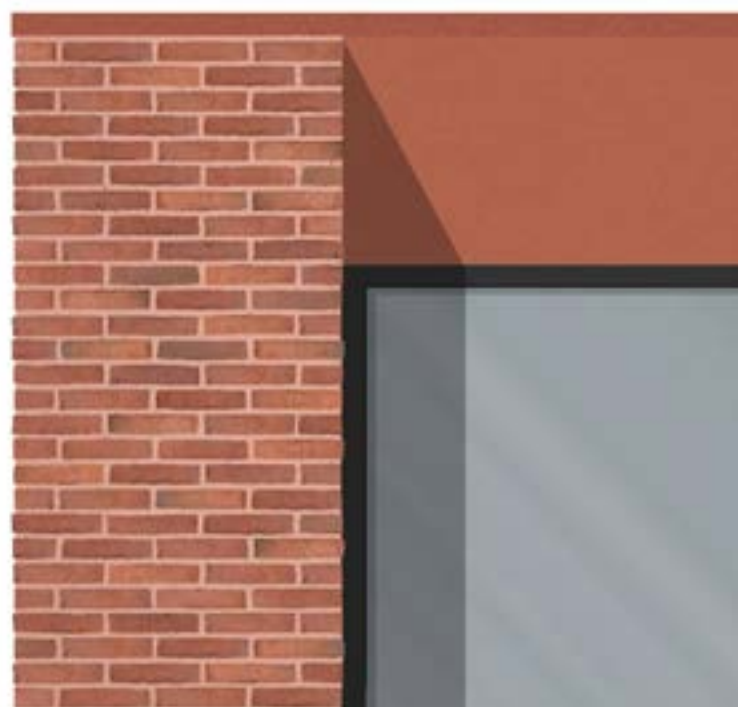
version 1



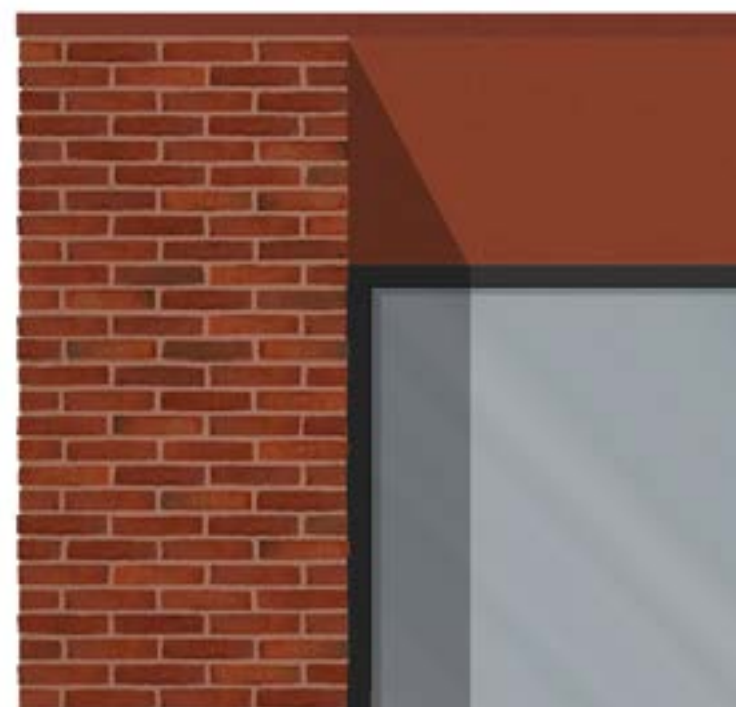
version 2

Option B

2 types of bricks
colored grout



version 1

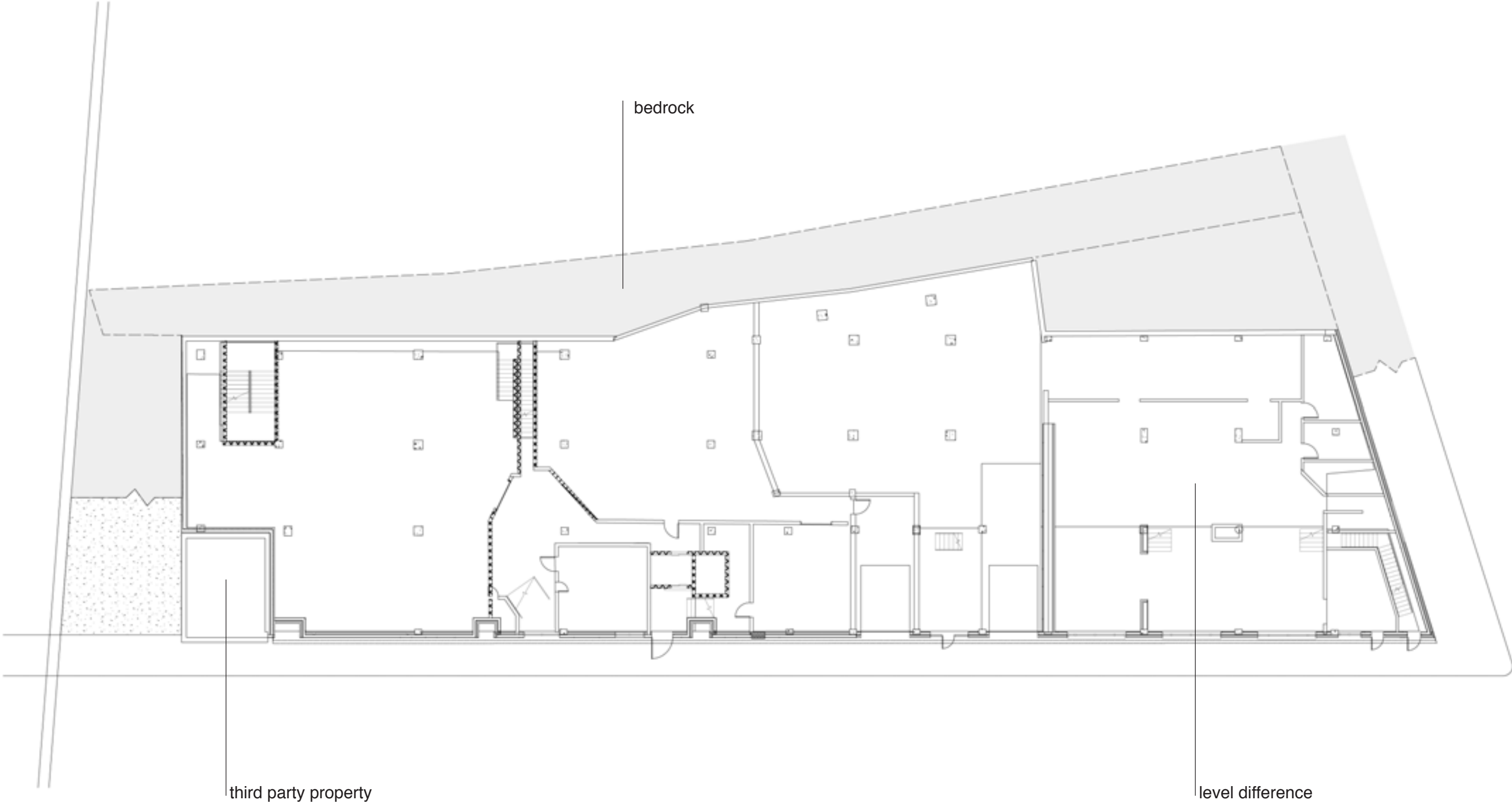


version 2

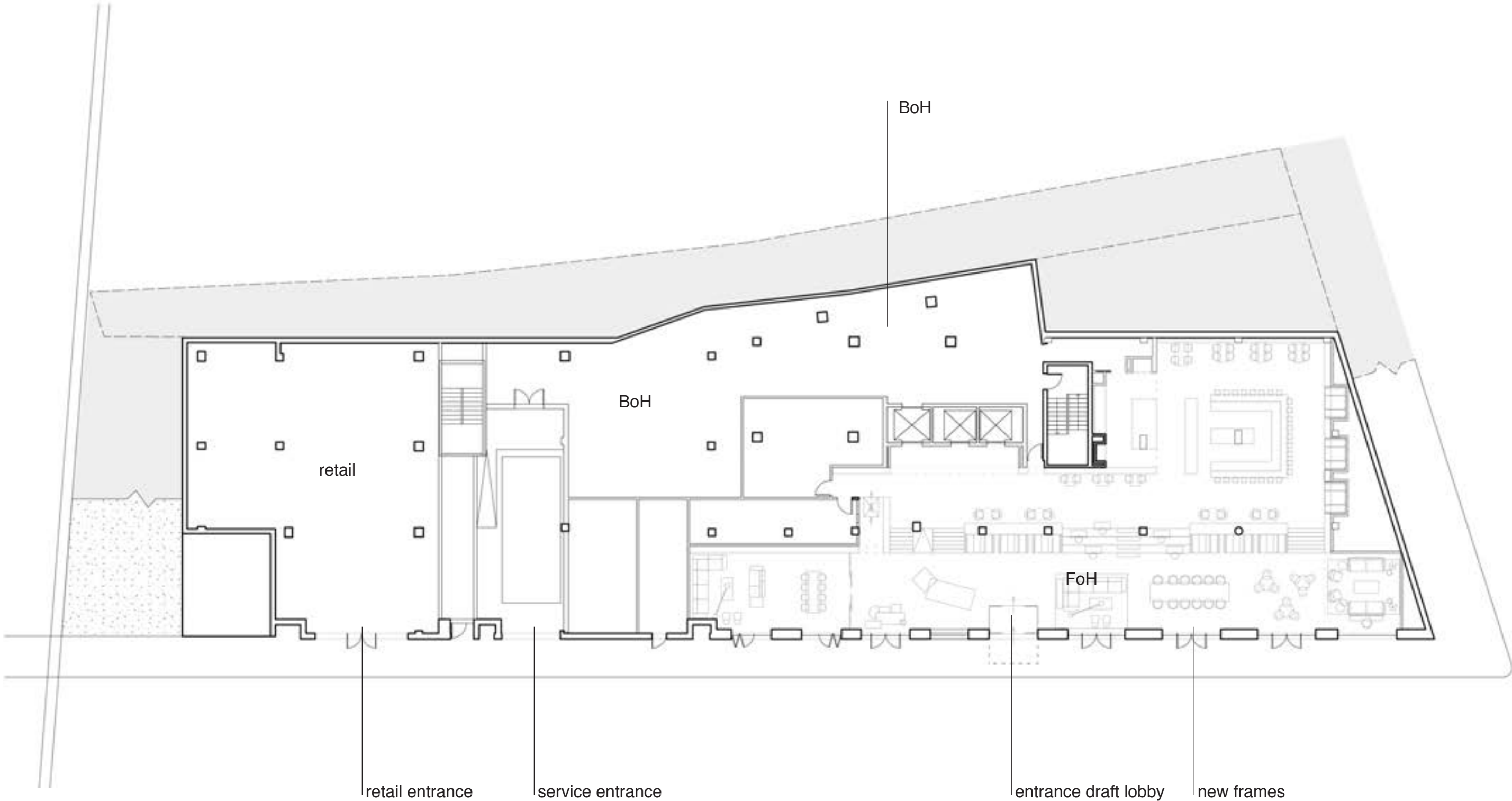
Use of different colors in burned wasserstrich brick, mortar and concrete to achieve contrast between the different blocks.

floor plans

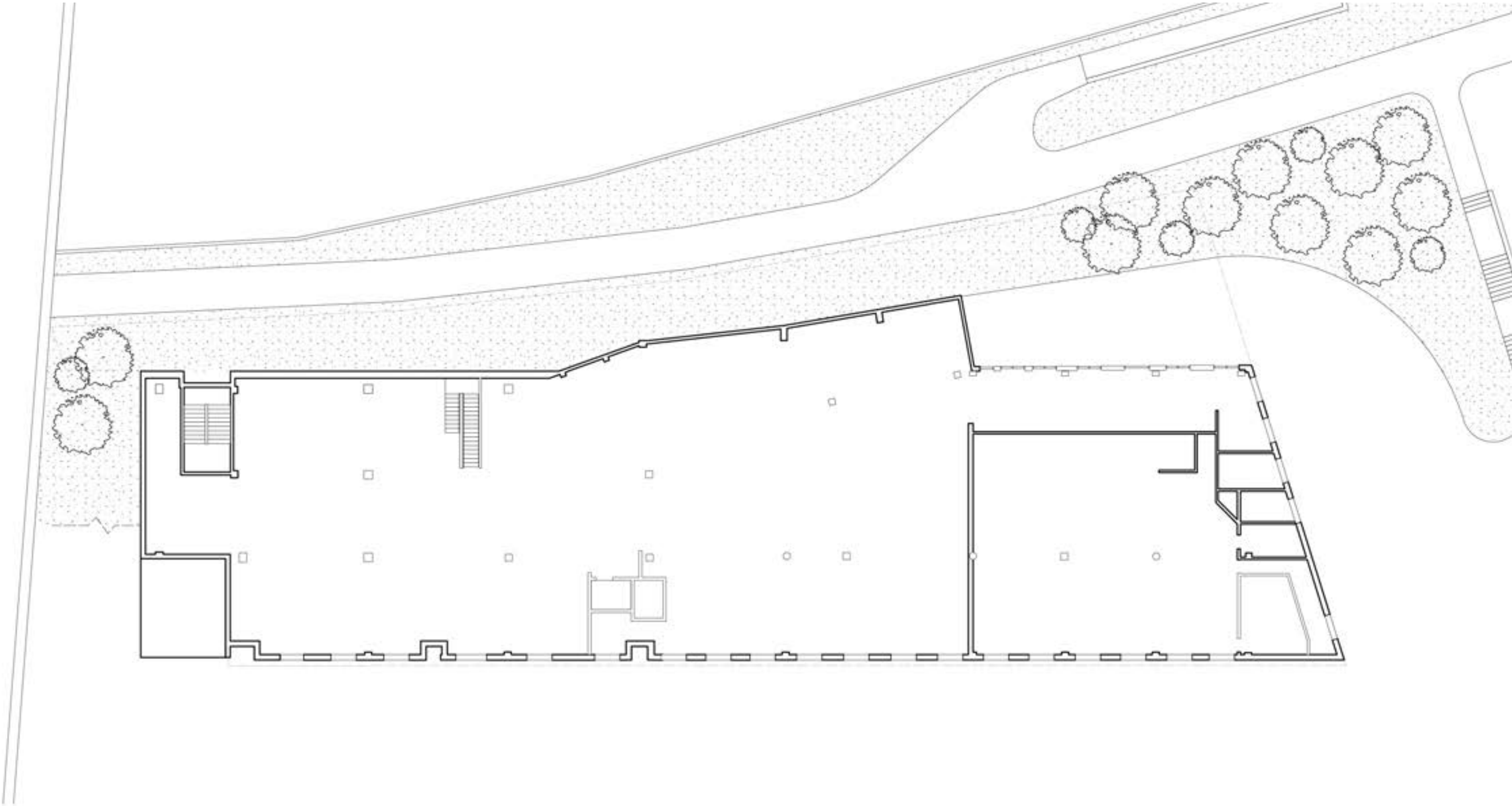
existing ground floor plan



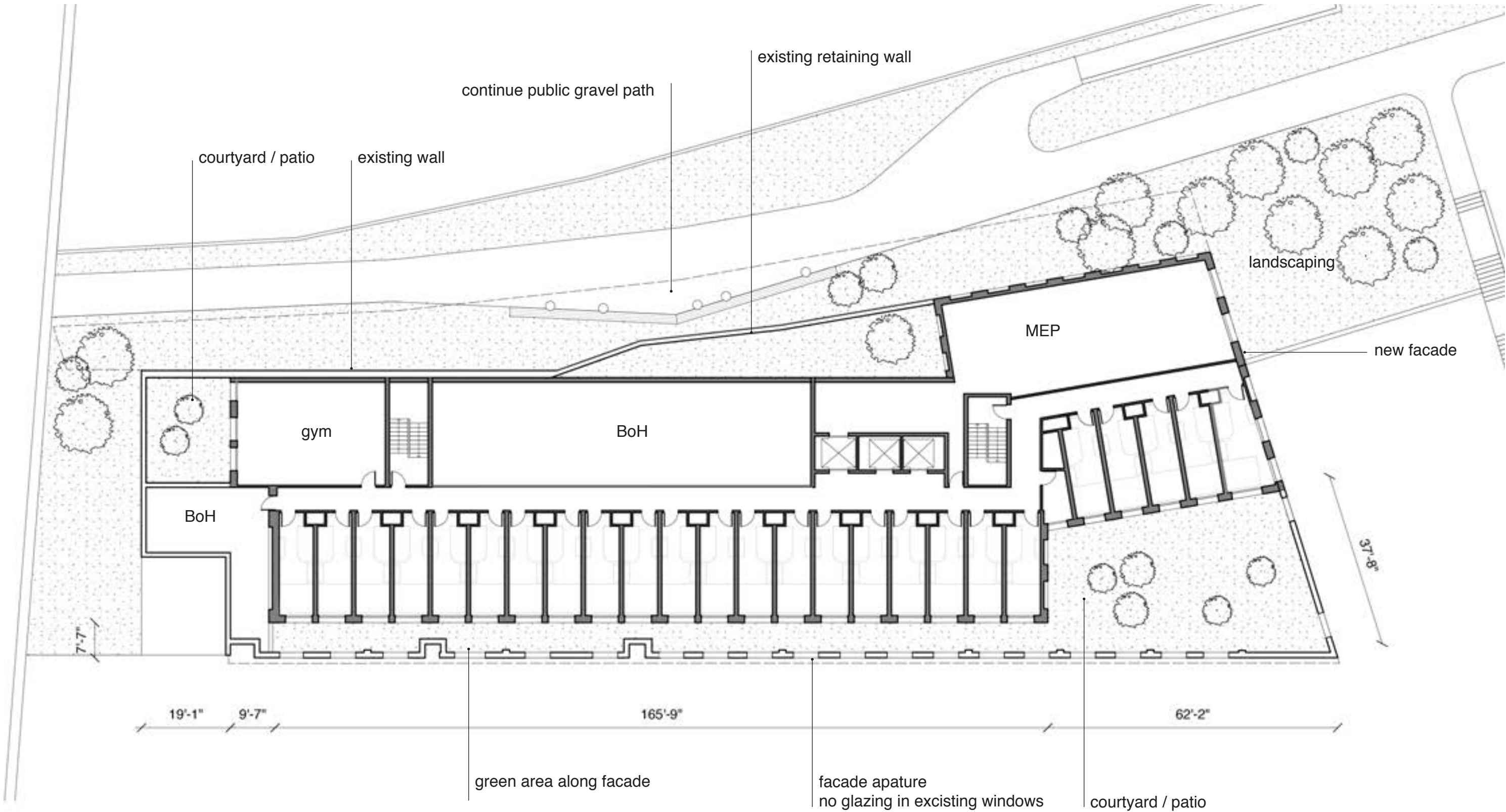
proposal ground floor plan



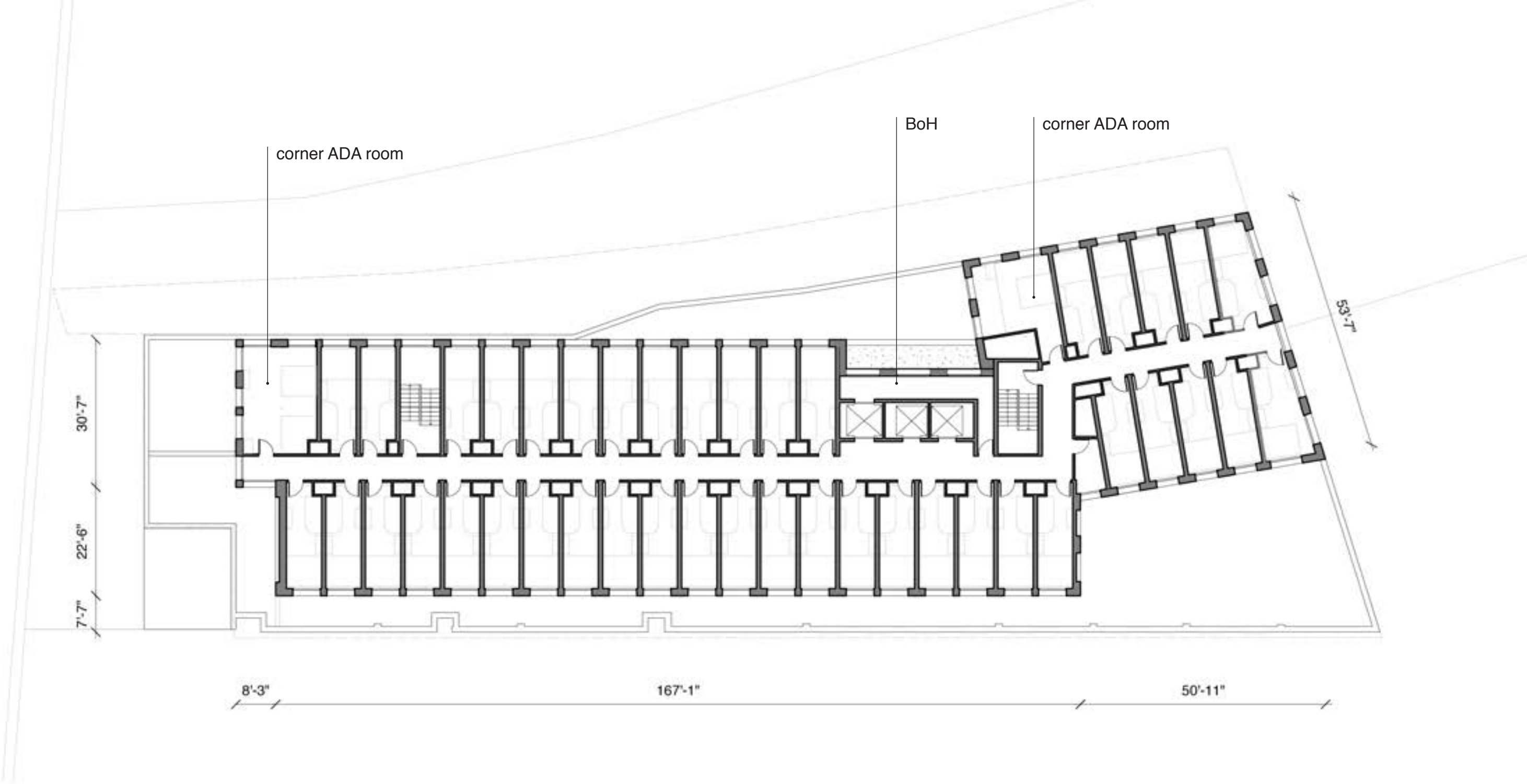
existing 2F plan



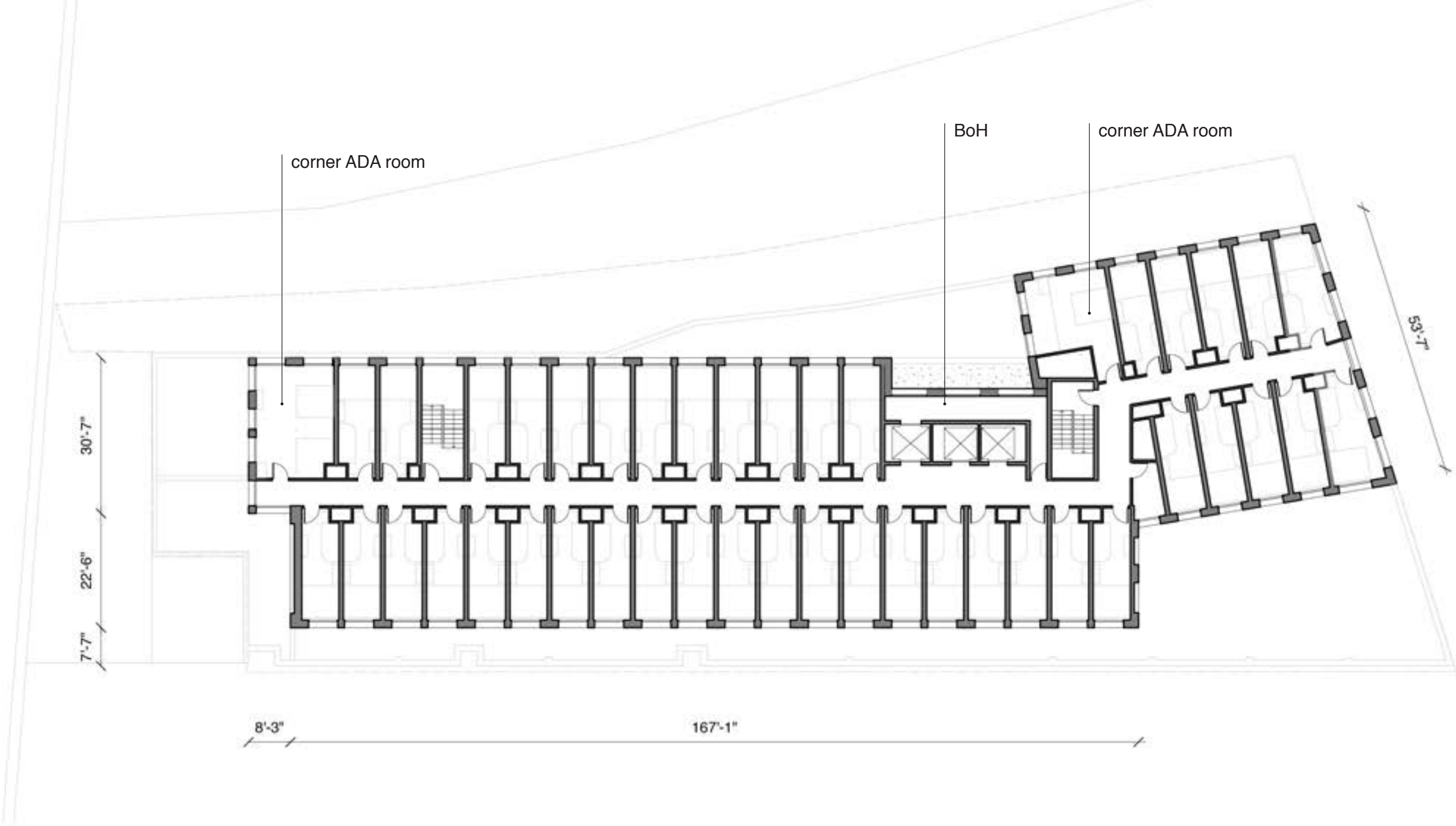
proposal 2F plan



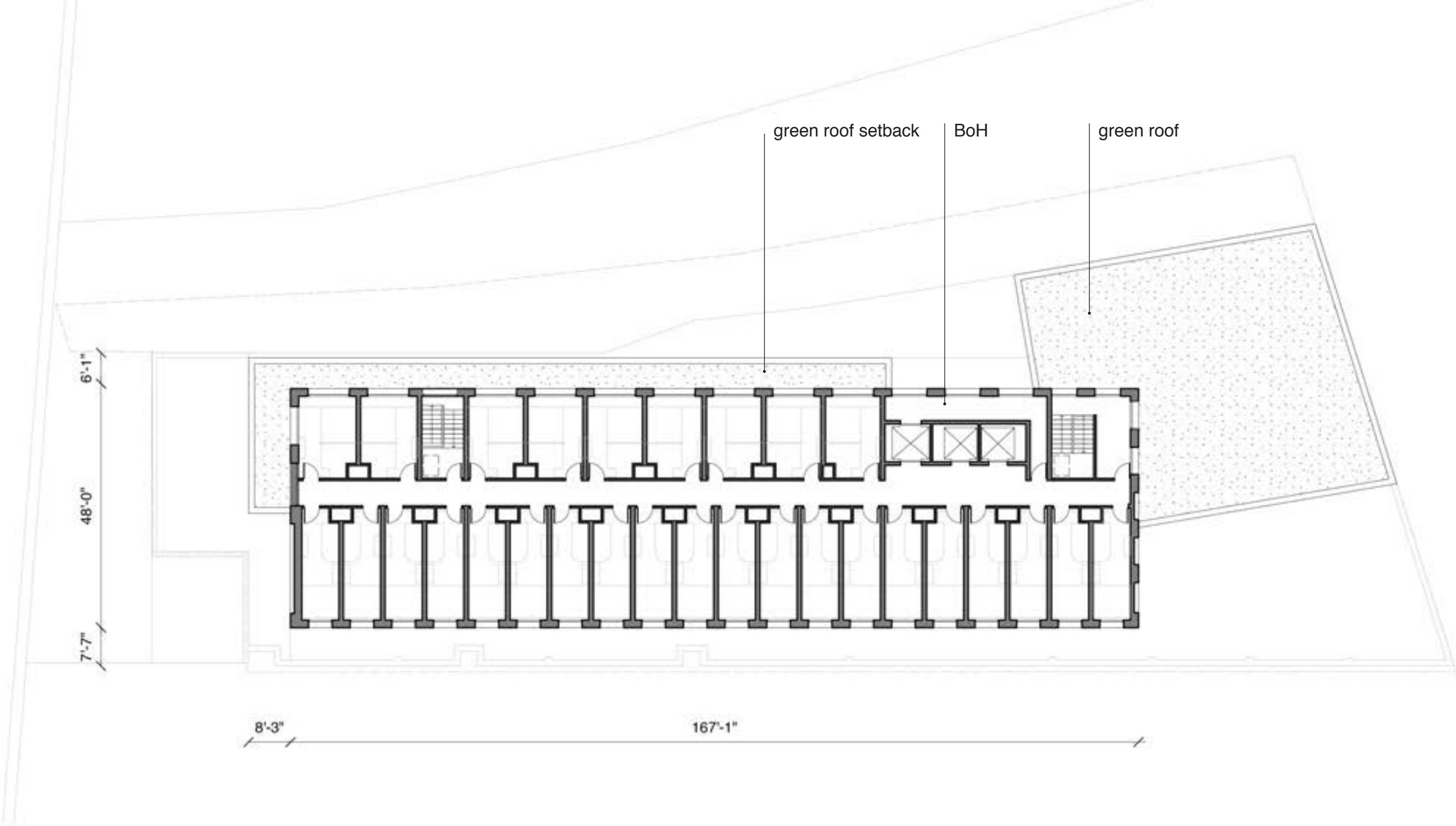
3F plan



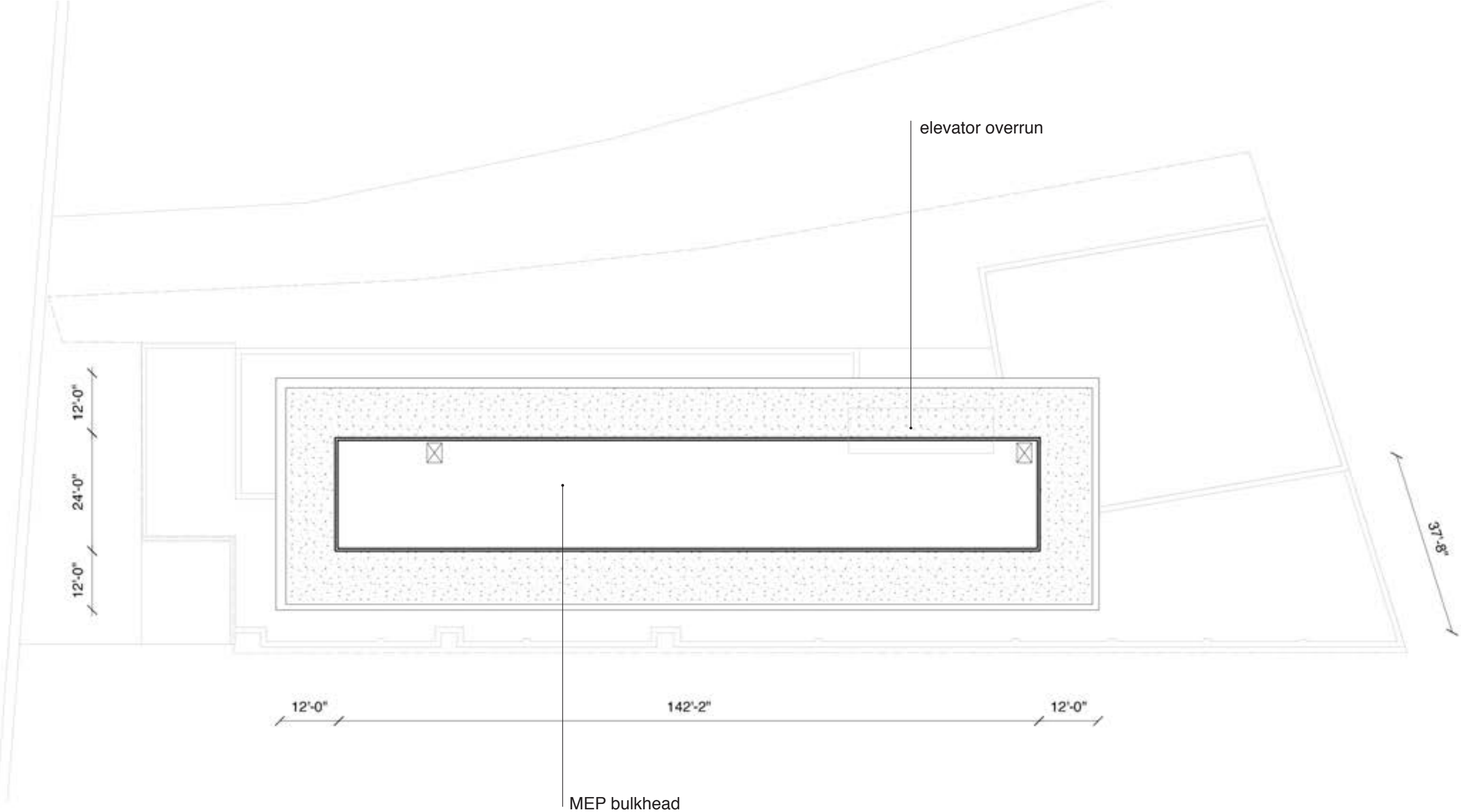
4F - 6F plan



7F plan



roof plan



appendix

historic summary 3401 Water Street

PROPERTY OVERVIEW

Address: 3401 Water Street, NW (3401 K Street)
Square/Lot: 1183/813
Original Owner: Crystal Ice, Co.
Architect: Multiple (George T. Santmyers; Porter & Lockie)
Builder: Multiple (Warren F. Brenizer Co.; Prescott Construction Co, Inc.)
Original Purpose: Crystal Ice Co. Factory



Figure 1. View of 3401 Water Street, NW from Water Street (EHT Traceries, September 2021)

Historic Status: Property is located within the bounds of the Georgetown Historic District

BRIEF PROPERTY SUMMARY

Since the late nineteenth century, the property located at 3401 Water Street, NW has been occupied by a grouping of commercial warehouses and manufacturing facilities. The extant building on the site, however, largely dates to the twentieth century between the years of 1926 and 1946.

By the late 1880s, the western portion of the site was occupied by a four-story brick flour mill and the eastern portion of the site was occupied by a four-story brick coal house, two one-story sheds, and a coal trestle. By 1903, it appears that the four mill had been razed and replaced by a one-to-two story warehouse building with freezing tanks (an ice house) for use by the Crystal Plate Ice Co.



Figure 2. 1888 Sanborn Map.



Figure 3. 1903 Sanborn Map.

3401 K Street, NW
 November 2021

EHT Traceries
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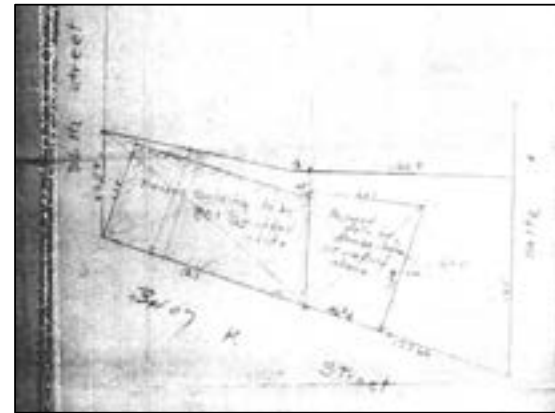


Figure 4. Plat showing addition (DC Permit #6486, February 11, 1926).



Figure 5. 1928 Sanborn Map.

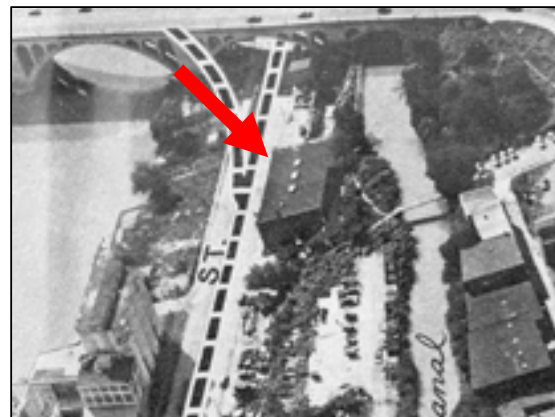


Figure 6. Bird's eye view of 3401 K Street, NW in 1945 (DCPL Peabody Room)

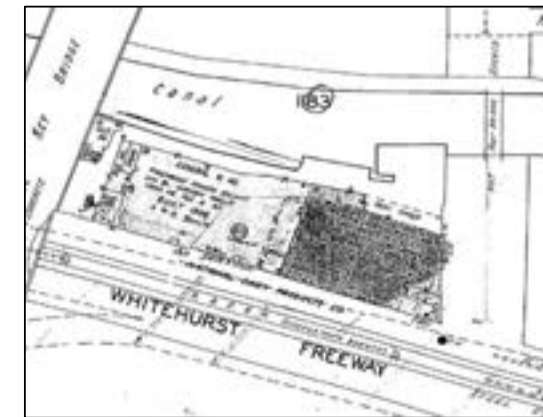


Figure 7. 1959 Sanborn Map.

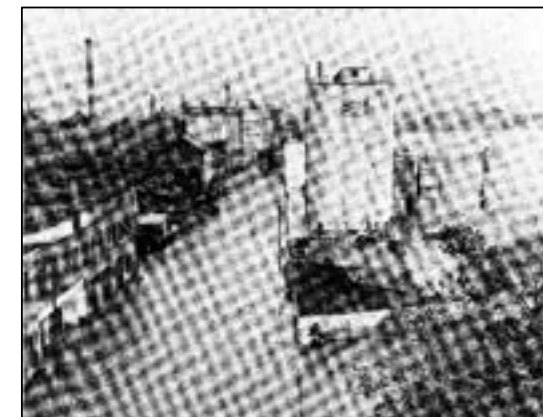


Figure 7. Image from Key Bridge looking east. 3401 Water Street at the lower left. (Evening Star, 1942).

In April 1926, the Crystal Ice Co. applied for a permit to erect a one-story addition designed by George T. Santmyers and W. F. Brenizer along the central block of the building.¹ A new slab to support can ice making tanks was also constructed during this time. In 1934, a large addition was added to the eastern block of the building which included a new two-story building, and an additional story added to the existing structure.² In 1938, the Crystal Ice Co. submitted a building permit to erect a two-story brick, tile, and concrete addition at the cost of \$15,000. Melvin S. Rich served as the engineer, and Prescott Construction Co, Inc. were

¹ District of Columbia Building Permit #7466, 16 March 1926. DC Public Library, The People's Archive.

² Permit to Build #170744, 25 April 1934. DC Public Library, The People's Archive.

historic summary 3401 Water Street

listed as the builders.³ The last major addition took place in 1946 when a two-story masonry warehouse was constructed in the western portion of the site. The building, which appears to have replaced the nineteenth century warehouse building, was designed by architects Porter & Lockie and constructed by the Warren F. Brenizer Co.⁴



Figure 3. Construction chronology of 3401 K Street with approximate locations of additions.

³ "Permits for 68 Homes and Seven Apartments are Approved," *The Evening Star*, 24 December 1938. Page 20. ; District of Columbia Permit to Build #219097, 17 December 1938. DC Public Library, The People's Archive.

⁴ District of Columbia Permit to Build #282693, 6 February 1946. DC Public Library, The People's Archive.