



# 726 JACKSON PLACE FINAL DESIGN

COMMISSION OF FINE ARTS

SEPTEMBER 17, 2020







*Courtyard view from N.E.O.B looking toward rear of 726 Jackson Place, 2013*

# **AGENDA**

- 1. UPDATE SINCE PRELIMINARY HEARING**
  - » **SECTION 106 PROCESS**
  - » **CFA COMMENTS FROM CONCEPT DESIGN PRESENTATION**
- 2. PROPOSED DESIGN MODIFICATIONS**
  - » **JACKSON PLACE STREETScape**
  - » **JACKSON PLACE AND ADDITION**
  - » **COURTYARD**
- 3. PROJECT BACKGROUND AND GOALS**
- 4. SITE CONTEXT AND EXISTING CONDITIONS**

**1** UPDATE SINCE  
CONCEPT  
HEARING ON APRIL 16



# SECTION 106 PROCESS

- **10/07/15:** Initiated consultation with the DC SHPO via letter
- GSA determined that the undertaking had the potential to affect historic resources in the Lafayette Square National Historic Landmark District and invited DC SHPO to review and consult to seek ways to avoid or minimize effects upon the resources this district contains, in accordance with the Advisory Council's Procedures for the Protection of Historic Properties, 36 CFR Part 800.3 (a), (c, 3) and 800.5 (a).
- NPS, ACHP and NCP were notified by copy of this letter with an invitation to participate in the consultation
- **10/21/15:** Preliminary site walk conducted with Consulting Parties. CPs present included GSA, DC SHPO, NPS, CFA, NCPC and ACHP.
- **10/23/17:** 2nd Consulting Party meeting held (Office of EOP, USSS also participated)
- **01/29/20:** 3rd Consulting Party meeting held (WHHA included in CPs)
- **03/04/20:** 4th Consulting Party meeting held
- **03/20/20:** Received letter from ACHP notifying of decision not to participate in consultation stating - Based upon the information provided, we have concluded that Appendix A, Criteria for Council Involvement in Reviewing Individual Section 106 Cases, of our regulations, "Protection of Historic Properties" (36 CFR Part 800), does not apply to this undertaking. Accordingly, we do not believe that our participation in the consultation to resolve adverse effects is needed."
- **May through Summer, 2020:** GSA and the DC SHPO are working on a MOA to minimize and mitigate the adverse effects of the project



VIEW FROM LAFAYETTE PARK LOOKING TOWARD ENTRANCE OF 726 JP



SIDE WALK VIEW OF JACKSON PLACE



## CFA COMMENTS FROM CONCEPT HEARING

- The extension and terrace into the courtyard were all approved, however there was some concern regarding the location of the ramp and its upper landing. Recommends expanding the terrace and wrapping the ramp around the existing planter to solve this issue.
- Requests application consider alternate locations for the two relocated light posts so they would not impact the barrier-free route, potentially down in the courtyard, which would be more consistent with their original location.
- There was concern about the high contrast between the screening room cladding and the curtain wall mullions. Additional studies were requested to investigate a more balanced scheme. Also considering some kind of art or display on the west facing screening room wall was encouraged.
- Additional studies were also requested for the front facade mullion pattern, specifically schemes that looked at subdividing the larger glass infill panels.



JACKSON PLACE ENTRY



# 2 PROPOSED DESIGN MODIFICATIONS



LEGEND

- EMERGENCY PUSH TO RELEASE BUTTON MOUNTED INSIDE ON FLAT WALL ADJACENT TO DOOR
- S KEY CARD READER INSTALLED ON OUTSIDE OF DOOR
- ← MAIN ENTRANCE AND EXIT
- ↔ CONTROLLED ACCESS AND EMERGENCY EGRESS ONLY



726 JACKSON PLACE FACADE



JACKSON PLACE TOWNHOUSES



FACADES ON JACKSON PLACE HAVE INCONSISTANT LEVELS FOR WINDOWS AND DOORS



EXTERIOR CARD READERS TO BE INSTALLED IN RETURNS TO REDUCE VISIBILITY. IN MASONRY, INSTALL IN MORTAR JOINTS USING STAINLESS STEEL ANCHORS.



Elevation rendering courtesy of GSA





SIDEWALK VIEW





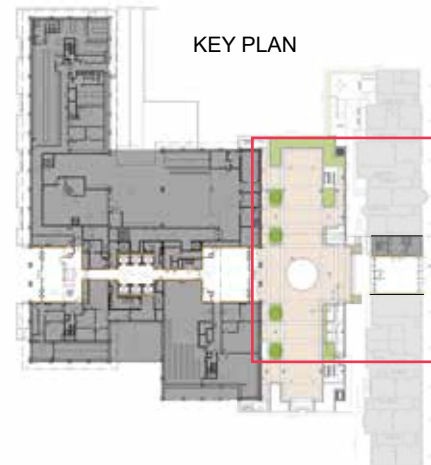
SIDEWALK VIEW





SIDEWALK VIEW

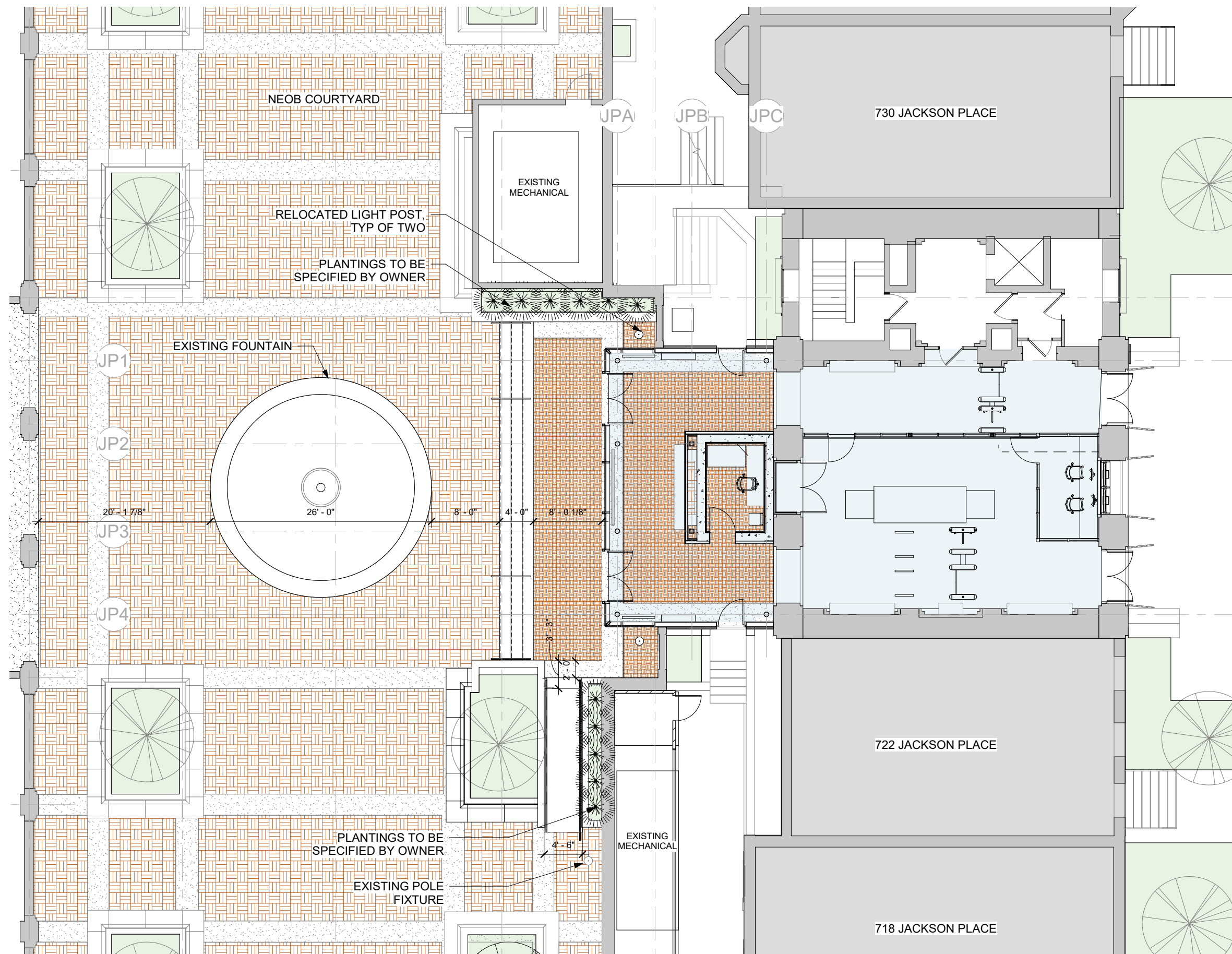
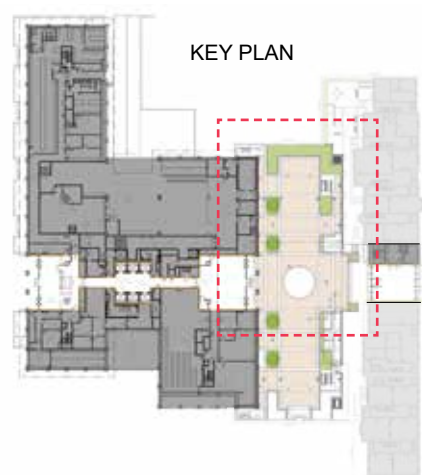






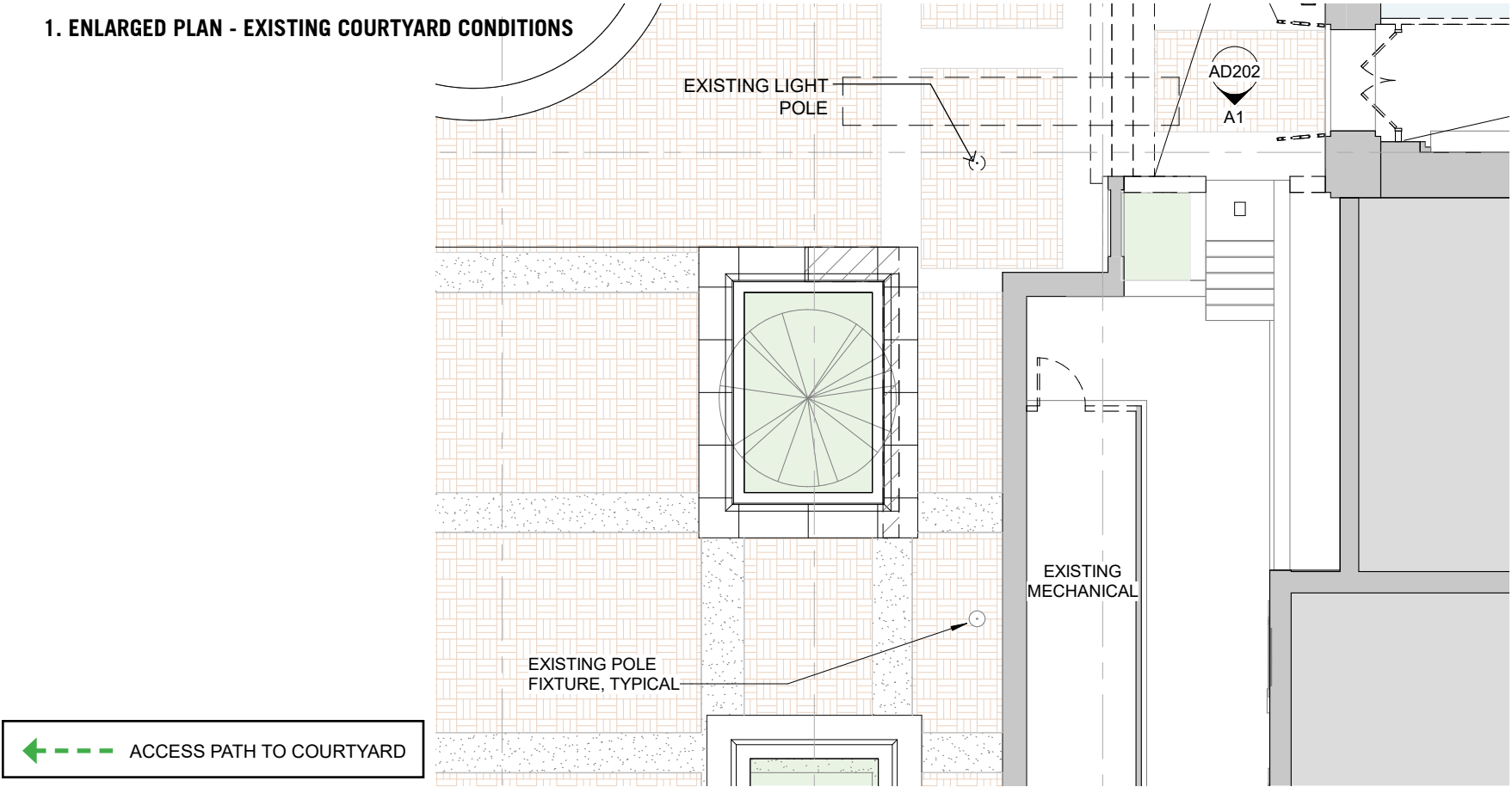


AERIAL VIEW OF EXISTING LANDING AND STEPS, TEMPORARY METAL RAMP TO BE REMOVED.

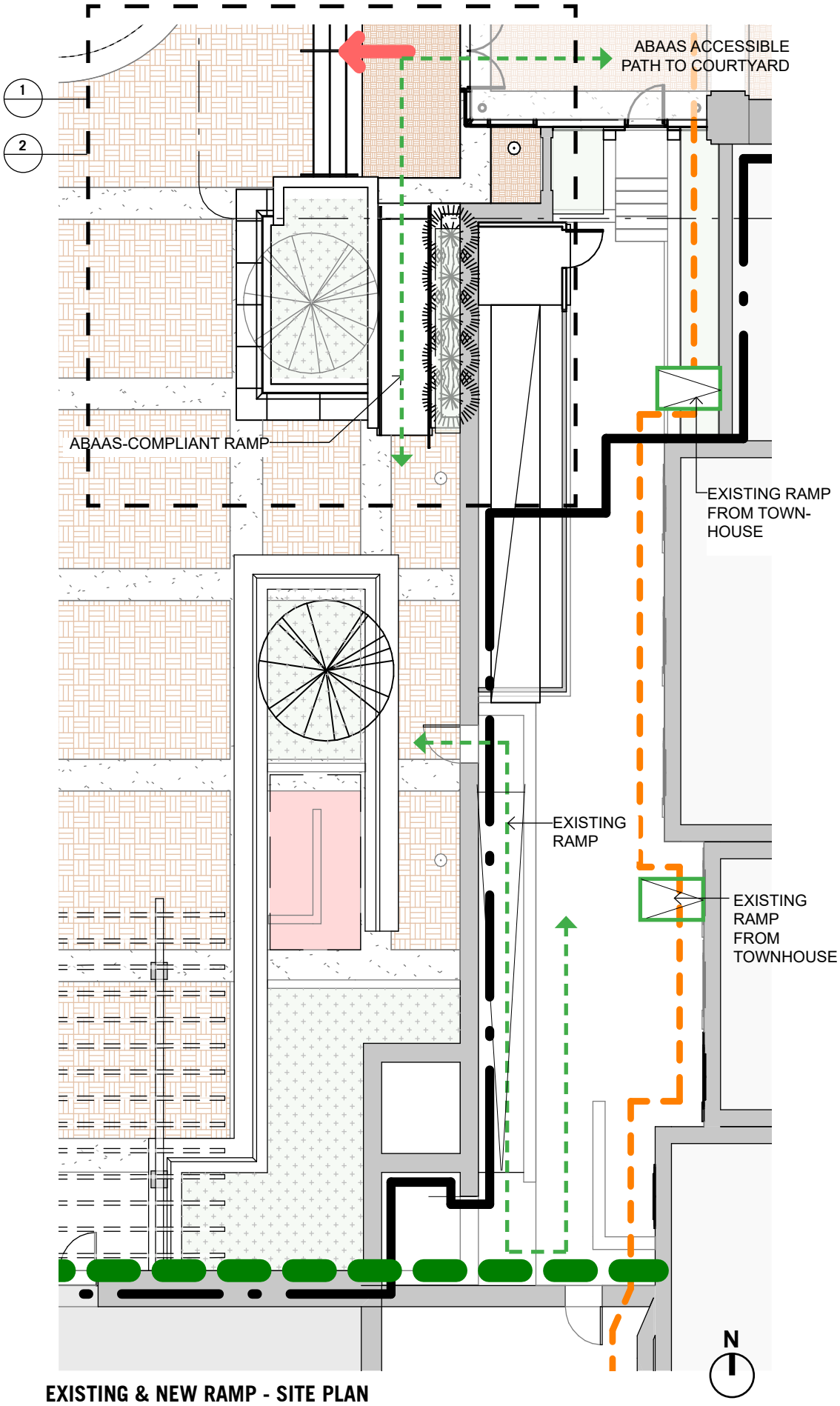
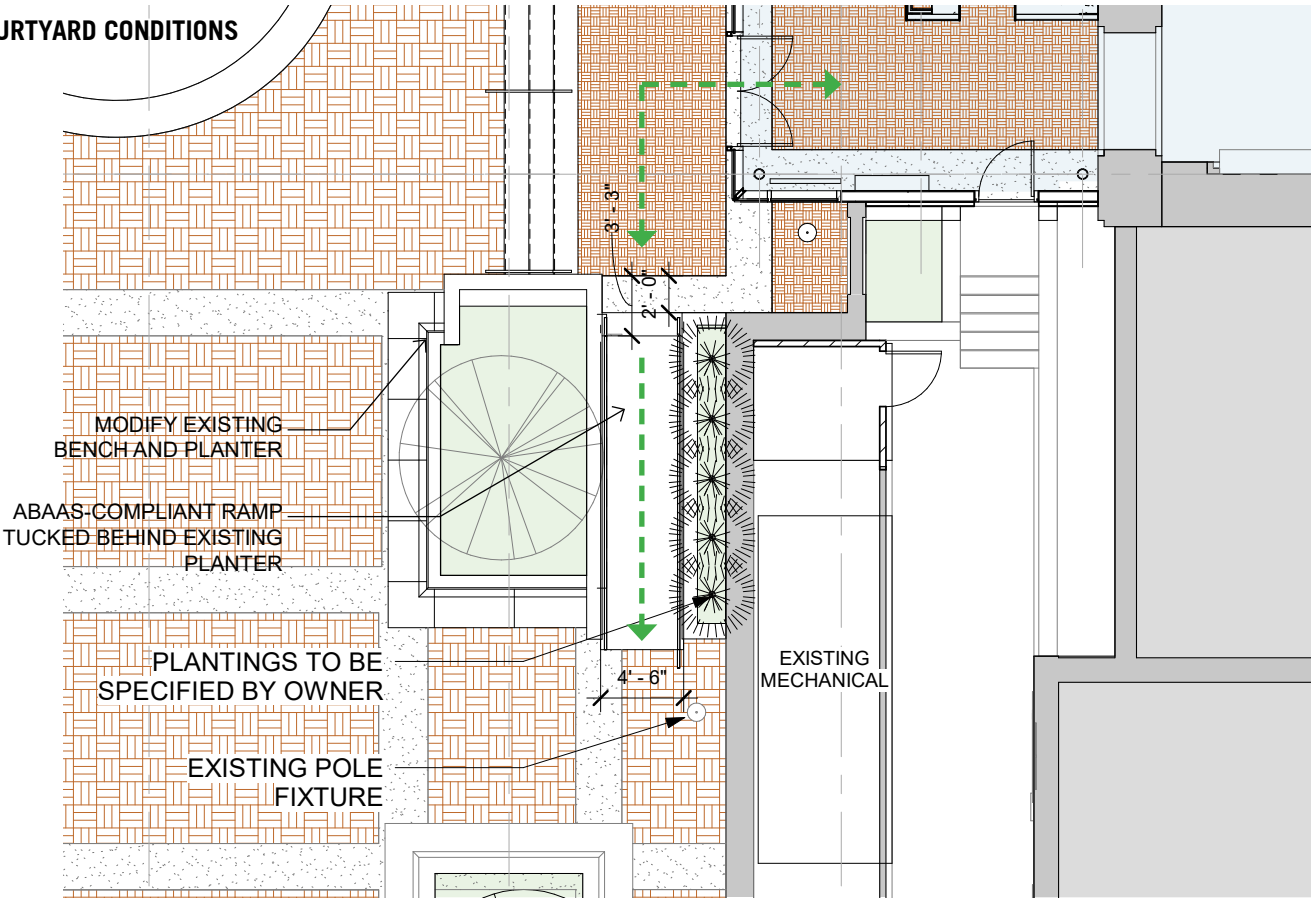




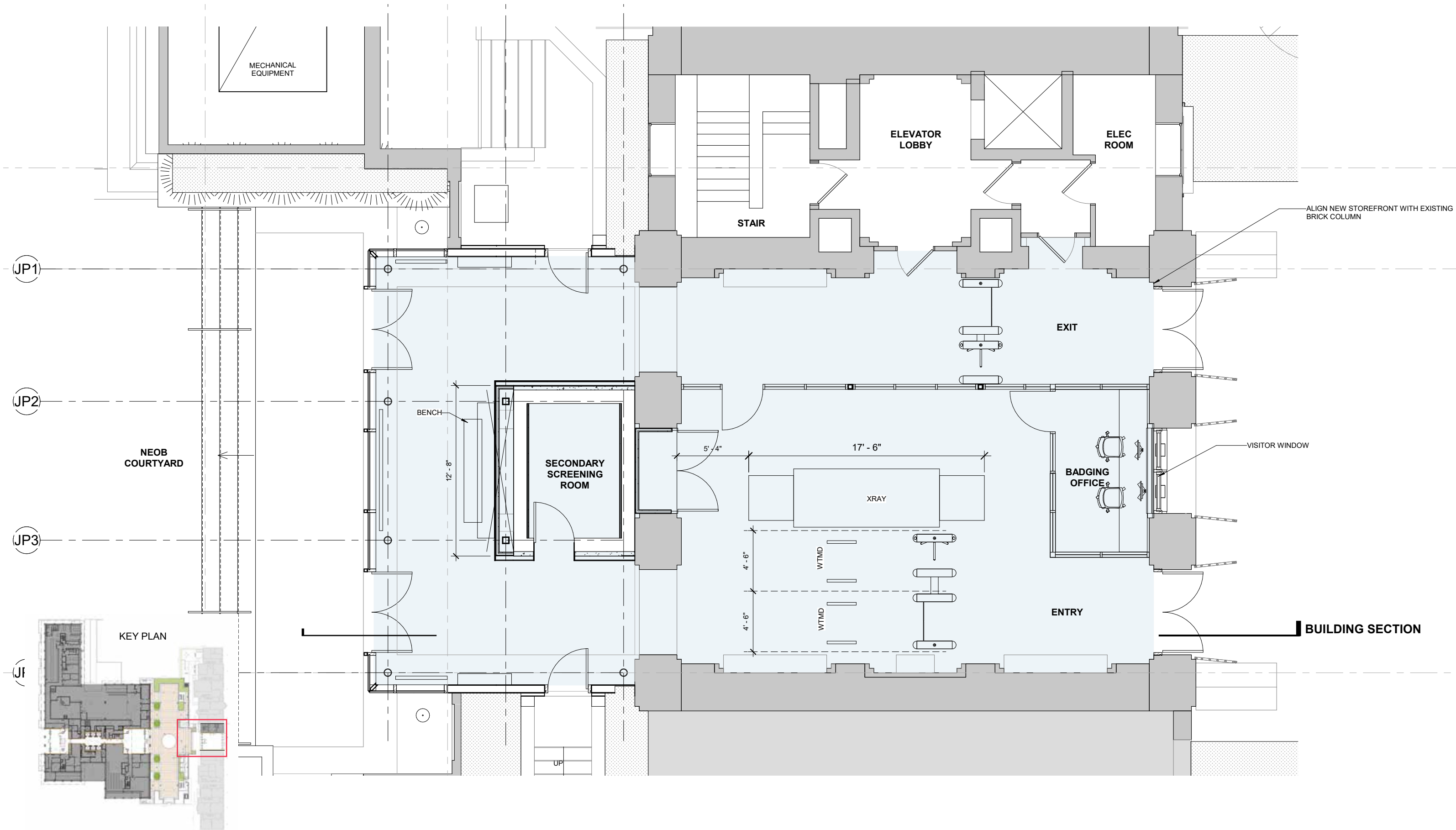
1. ENLARGED PLAN - EXISTING COURTYARD CONDITIONS



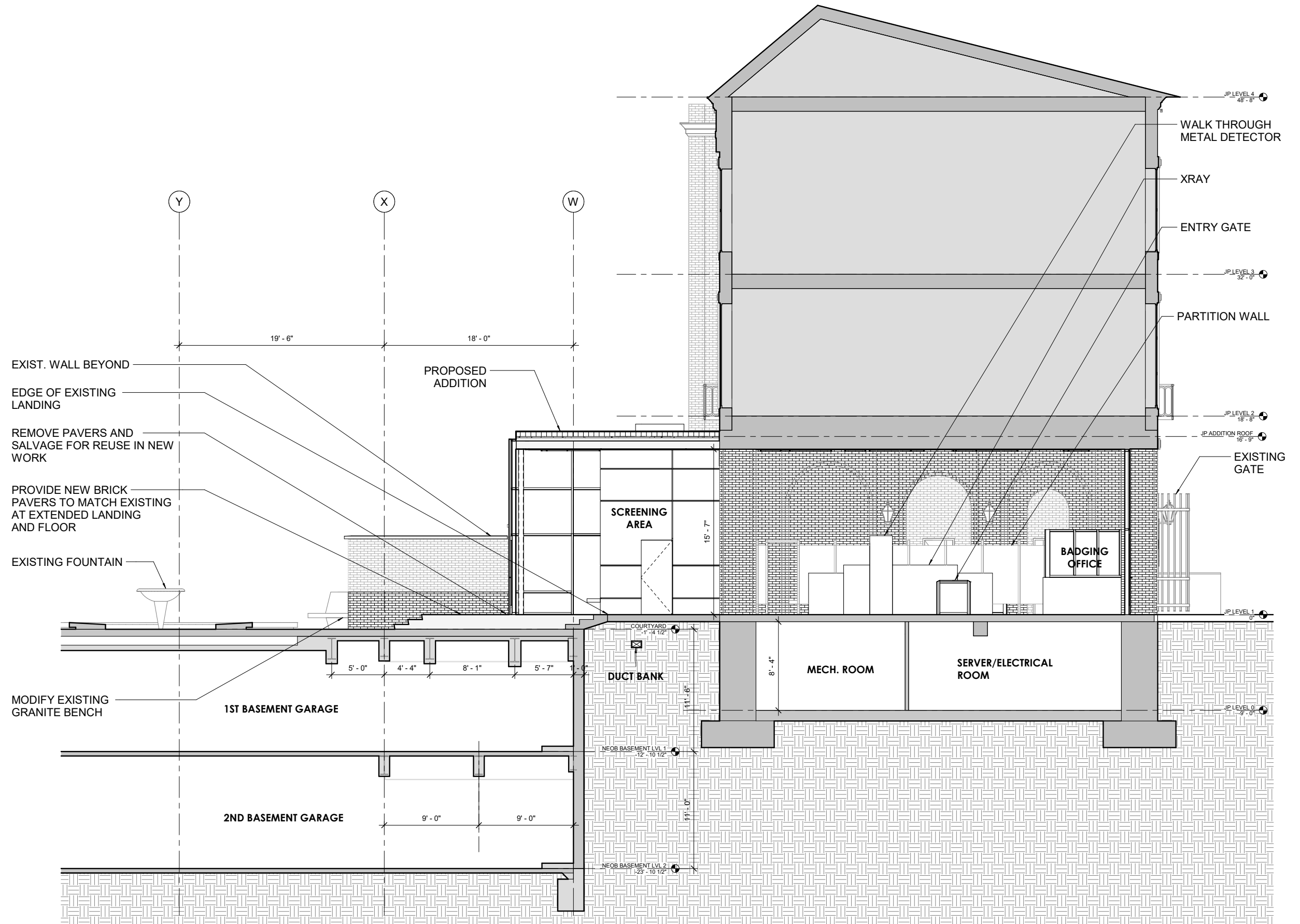
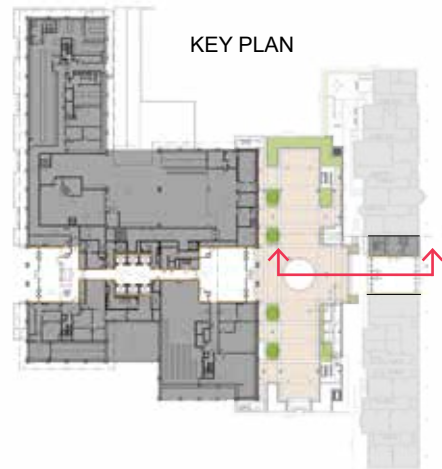
2. ENLARGED PLAN - PROPOSED COURTYARD CONDITIONS







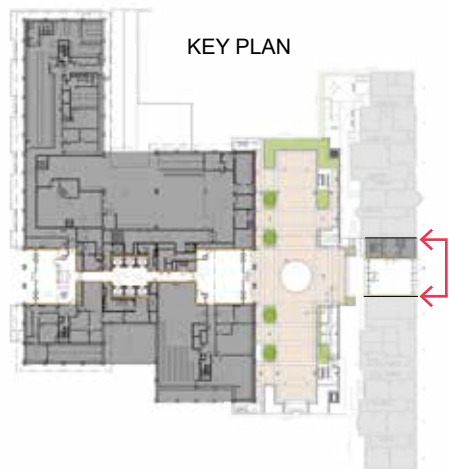








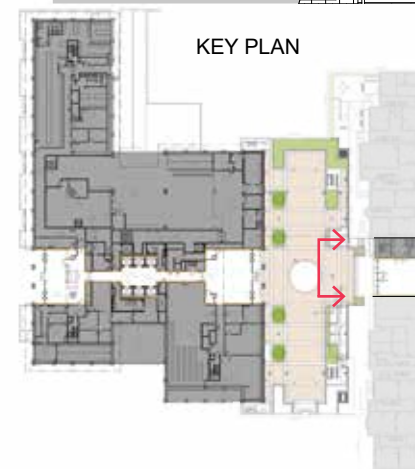
JACKSON PLACE ELEVATION



KEY PLAN

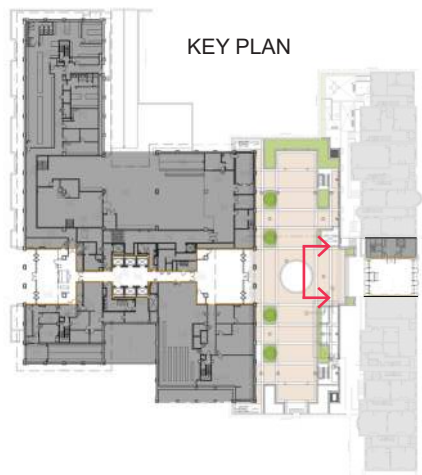


COURTYARD ELEVATION



KEY PLAN







SCREENING ROOM CLADDING



SWISSPEARL NOBLIS SAPPHIRE 7061

STEEL STRUCTURE

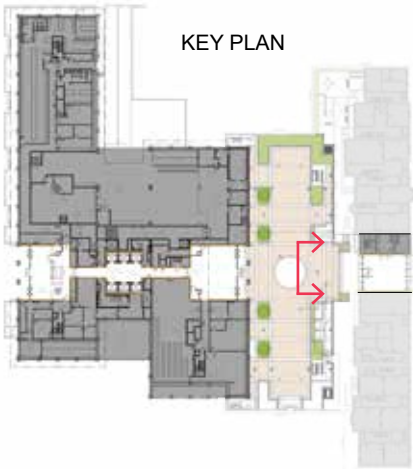


SHERWIN WILLIAMS SW6278

CURTAIN WALL MULLIONS



AAMA 611 CLASS 1 MEDIUM BRONZE











DECATUR HOUSE SIDE OF EXISTING NORTH COURTYARD WALL



NEOB SIDE OF EXISTING NORTH COURTYARD WALL



NEOB SIDE OF EXISTING SOUTH COURTYARD WALL

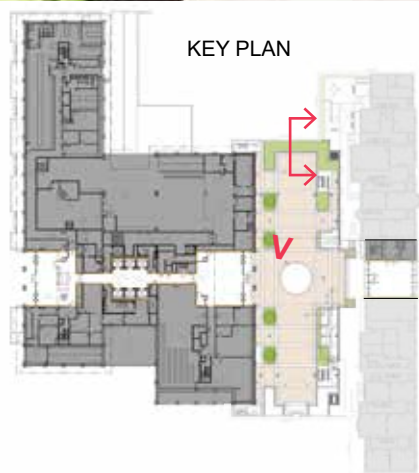


NEOB COURTYARD LOOKING NORTHWEST

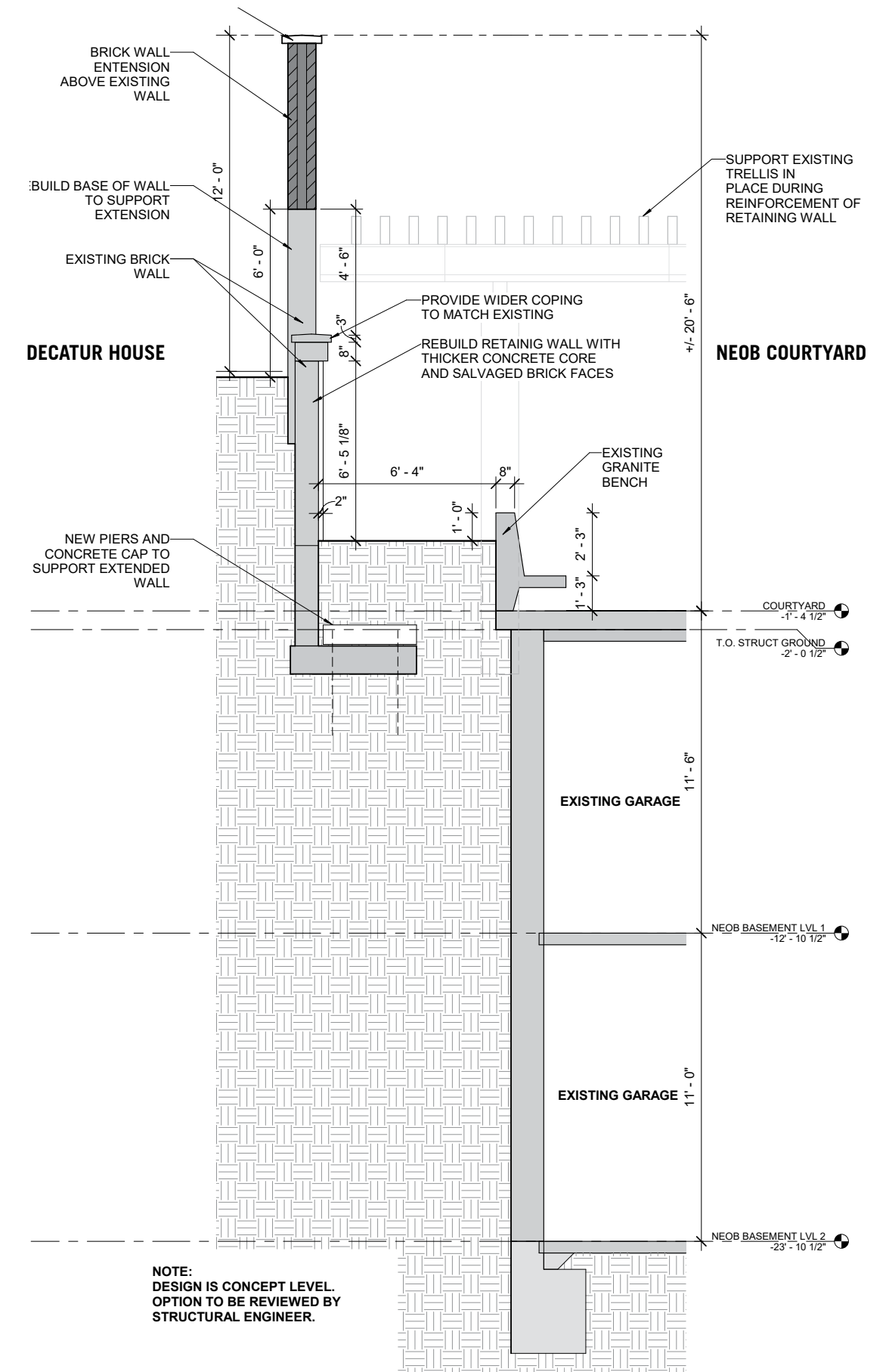


NEOB SIDE OF EXISTING NORTH COURTYARD WALL



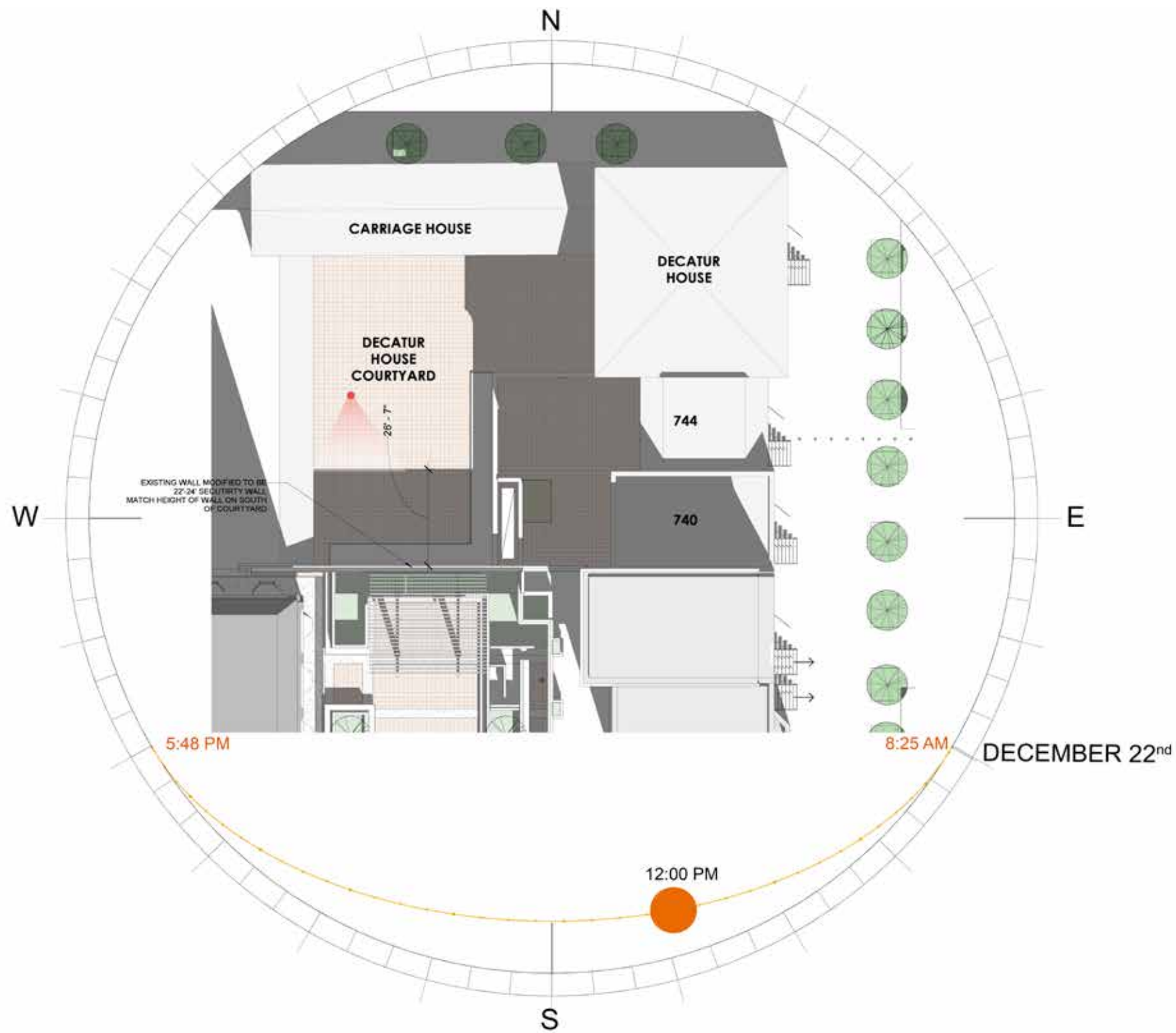


BRICK WALL EXTENSION MATCH HEIGHT OF WALL ON SOUTH SIDE ADJACENT TO BLAIR HOUSE



COURTYARD WALL - BRICK





SUN/SHADOW STUDY AT WINTER SOLSTICE

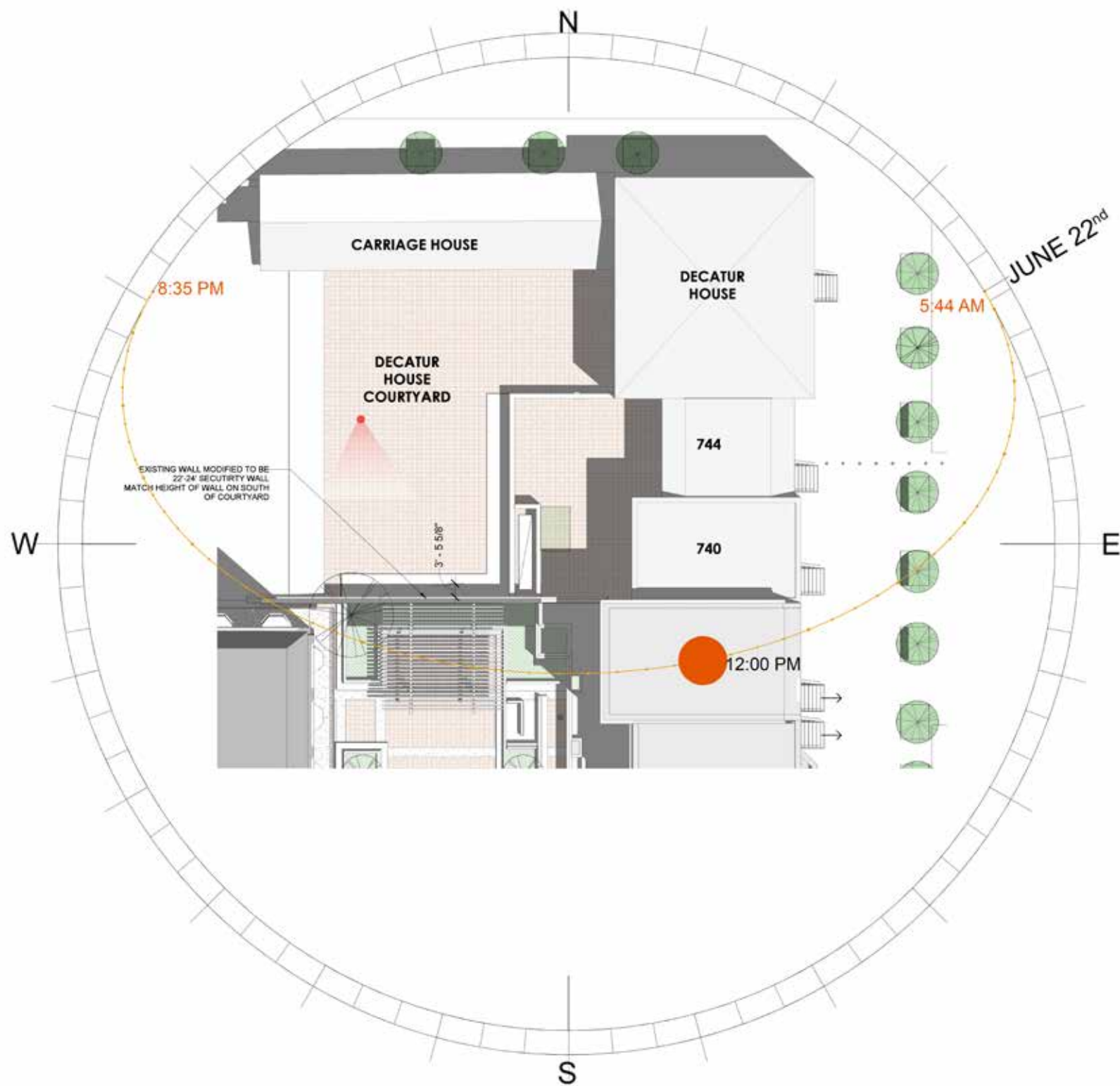


3D DIAGRAM SHOWING THE EFFECT OF SHADOW CAST AT WINTER SOLSTICE - 26'



DECATUR HOUSE COURTYARD SHOWING EXISTING WALL HEIGHT





SUN/SHADOW STUDY AT SUMMER SOLSTICE



3D DIAGRAM SHOWING THE EFFECT OF SHADOW CAST AT SUMMER SOLSTICE - 3'

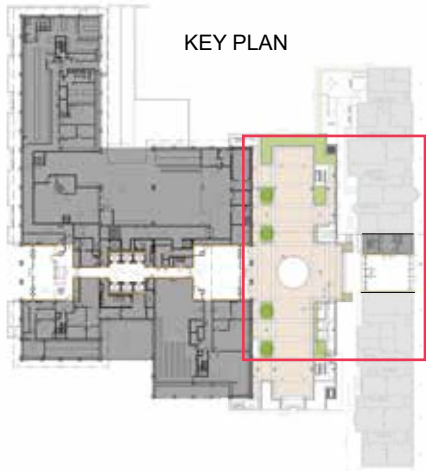


DECATUR HOUSE COURTYARD SHOWING EXISTING WALL HEIGHT

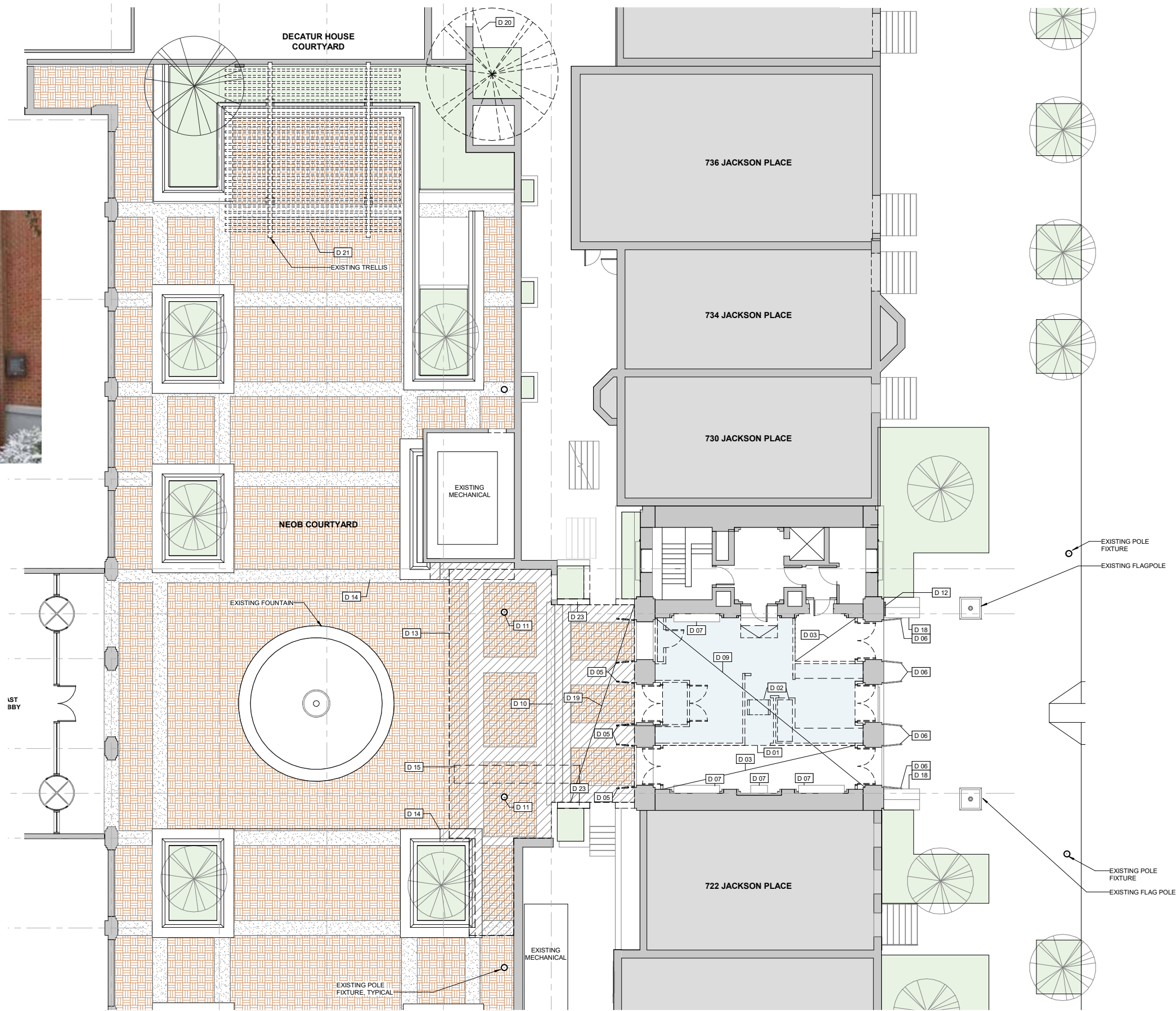




EXISTING ENTRY TO 726 JACKSON PLACE



KEY PLAN



D 01	REMOVE EXISTING RAISED PLATFORM FLOOR, ASSOCIATED STRUCTURE AND RAMP IN HATCHED AREA.
D 02	REMOVE EXISTING SECURITY EQUIPMENT. RETURN TO OWNER.
D 03	REMOVE EXISTING CARPET, ASSOCIATED WALL BASE AND ADHESIVES. EXISTING BRICK FLOOR WILL BE EXPOSED IN NEW WORK.
D 05	REMOVE EXISTING (3 PAIR) IRON GATES AT NEOB COURTYARD SIDE. RETURN TO OWNER.
D 06	SALVAGE EXISTING (3 PAIR) IRON GATES AT JACKSON PLACE SIDE. GATES TO BE REINSTALLED IN NEW WORK.
D 07	PROTECT IN PLACE EXISTING WALL HUNG CONCRETE BENCHES AND PLANTER
D 09	REMOVE EXISTING SUSPENDED CEILING AND RECESSED LIGHT FIXTURES
D 10	SALVAGE GRANITE STEPS TO THE EXTENT THAT NEW ADDITION SLAB CAN TIE TO EXISTING JACKSON PLACE FLOOR LEVEL.
D 11	REMOVE EXISTING LIGHT POLES. SALVAGE FOR REINSTALLATION.
D 12	PROTECT IN PLACE EXISTING BUILDING PLAQUE
D 13	REMOVE EXISTING BRICK PAVERS AND GRANITE PAVING BANDS IN INDICATED AREA TO CONCRETE SUB LAYER. SALVAGE BRICK PAVERS FOR REINSTALLATION.
D 14	CAREFULLY SAW CUT AND REMOVE INDICATED PORTION OF EXISTING GRANITE PLANTER WALL AND BENCH. COORDINATE WITH NEW WORK.
D 15	REMOVE EXISTING METAL RAMP. RETURN TO OWNER.
D 18	PROTECT IN PLACE EXISTING CONCRETE PLINTH
D 19	REMOVE PAVERS AND CONCRETE SLAB. SALVAGE PAVERS FOR REUSE IN NEW WORK. COORDINATE WITH STRUCTURE.
D 20	REMOVE EXISTING MAGNOLIA TREE
D 21	CAREFULLY DISMANTLE PORTIONS AS NEEDED FOR ACCESS TO BRICK WALL FOR RECONSTRUCTION
D 23	REMOVE PORTION OF EXISTING MASONRY WALL

#### DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- ELEMENTS TO BE REMOVED
- EXTENT OF SLAB/FLOOR REMOVAL OR SALVAGE
- DEMO DOOR



# 3 PROJECT BACKGROUND AND GOALS

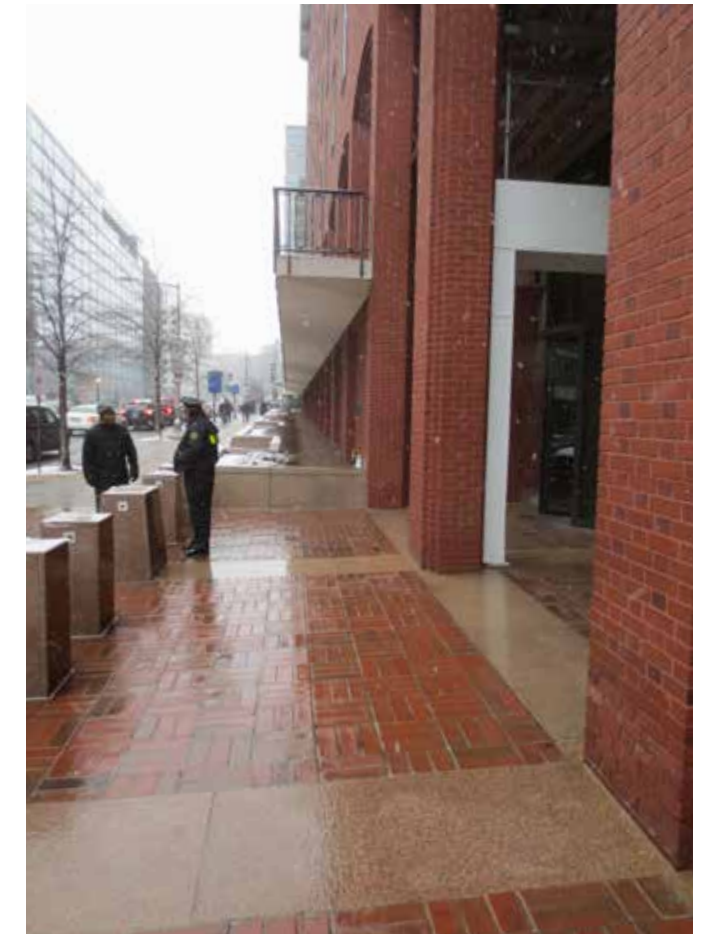


# SITE and BUILDING HISTORY

- John Carl Warnecke plan for new federal buildings around Lafayette Square
- 1963 - NEOB and courtyard designed by Warnecke
- Late 1960s - design of 718, 722, 726, 740, 744 Jackson Place
- Historic Lafayette Square Townhouses are contributing resources to both the Lafayette Square NHL and NR Districts
- NEOB and Warnecke Townhouses are contributing resources to the Lafayette Square NR District only
- 708, 734 Jackson place and Decatur House are individually listed National Historic Landmarks.



NEW EXECUTIVE OFFICE BUILDING ENTRANCE ON 17TH STREET NW



726 JACKSON PLACE FRONT FACADE



# PROJECT OVERVIEW

- Consolidation of entry and security screening for the NEOB and 726 Jackson Place
- Interior rehabilitation of the NEOB elevator lobbies (this work was completed in 2019)
- Interior rehabilitation of the NEOB double-height entry lobbies at 17th Street, NW and the courtyard
- Construction of a small addition to 726 Jackson Place located in the courtyard.



NEOB LOBBY - BEFORE



COURTYARD VIEW TOWARD NEOB



NEOB LOBBY- AFTER



# ENTRY AND CIRCULATION GOALS

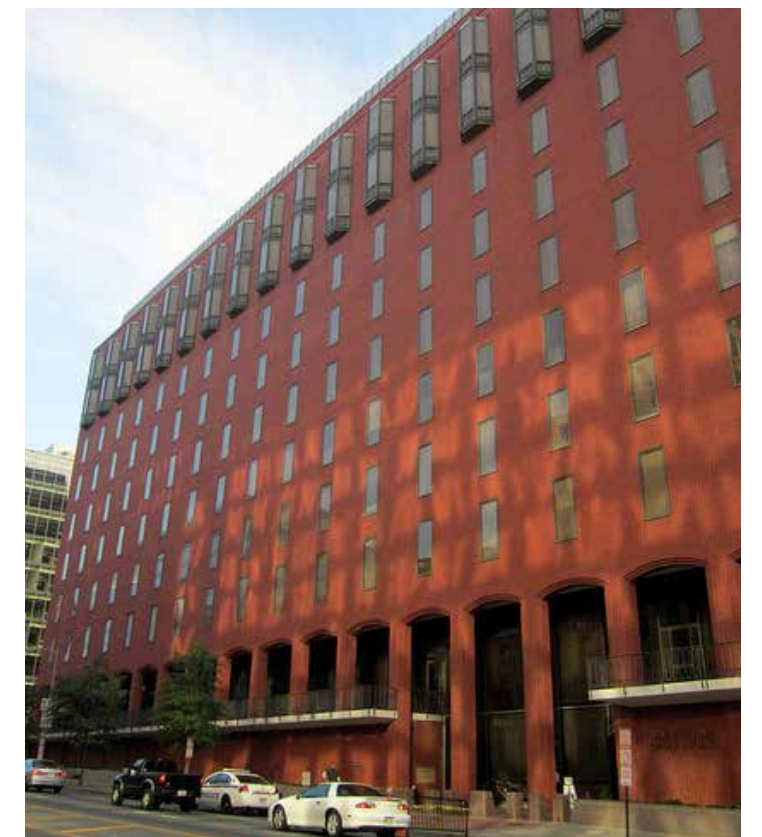
- Establish single point of entry and screening at 726 Jackson Place
- Revitalize courtyard and improve accessibility
- Security Advantages include:
  - » Increased visibility
  - » Vehicular restriction along Jackson Place
  - » Threat reduction due to smaller building
  - » Controlled access and screening for Jackson Place townhouses



COURTYARD OVERALL VIEW FROM NEOB



ENTRANCE TO 726 JACKSON PLACE



FRONT ENTRANCE AT NEOB



## DESIGN GOALS

- Minimize intervention along Jackson Place
- Restore the “breezeway” character at the 1st floor of 726 Jackson Place
- Create a small, restrained addition that complements the architecture of the historic courtyard
- Design the addition to continue the “breezeway” character of the original structure and open up views into the courtyard
- Design the addition so it is “of its time”



JACKSON PLACE VIEW

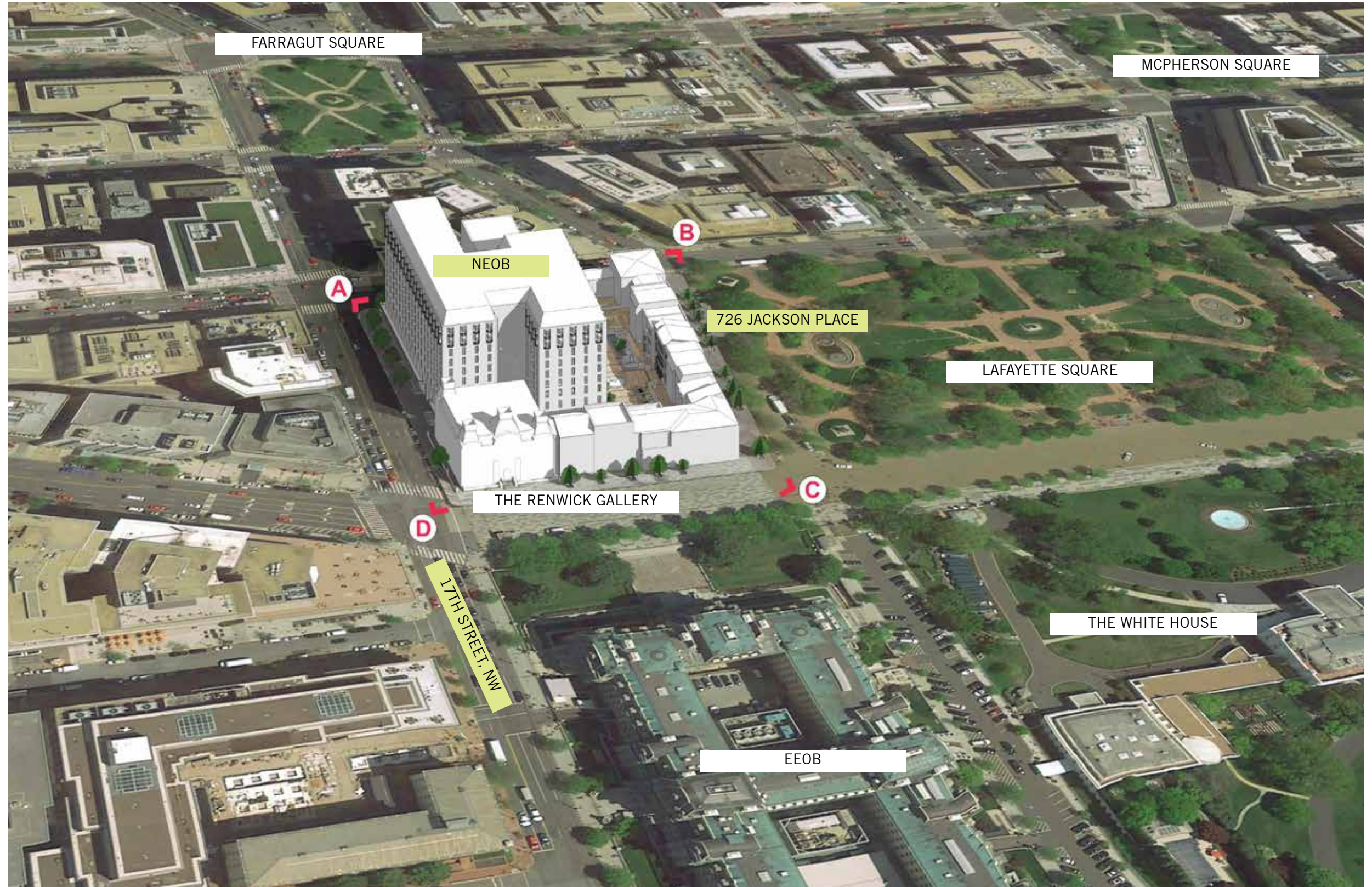


COURTYARD VIEW LOOKING TOWARD REAR OF ROWHOMES AT JACKSON PLACE

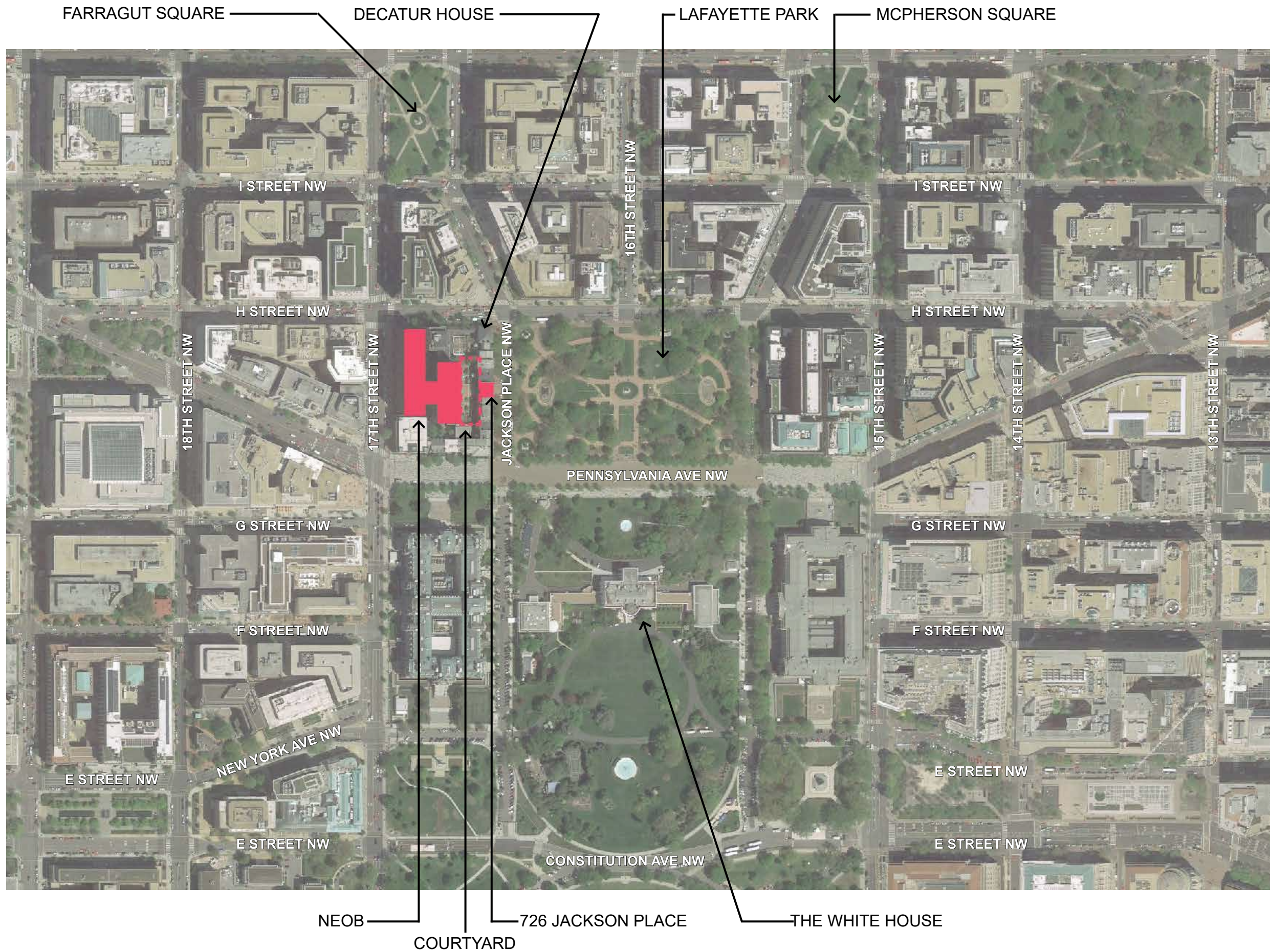
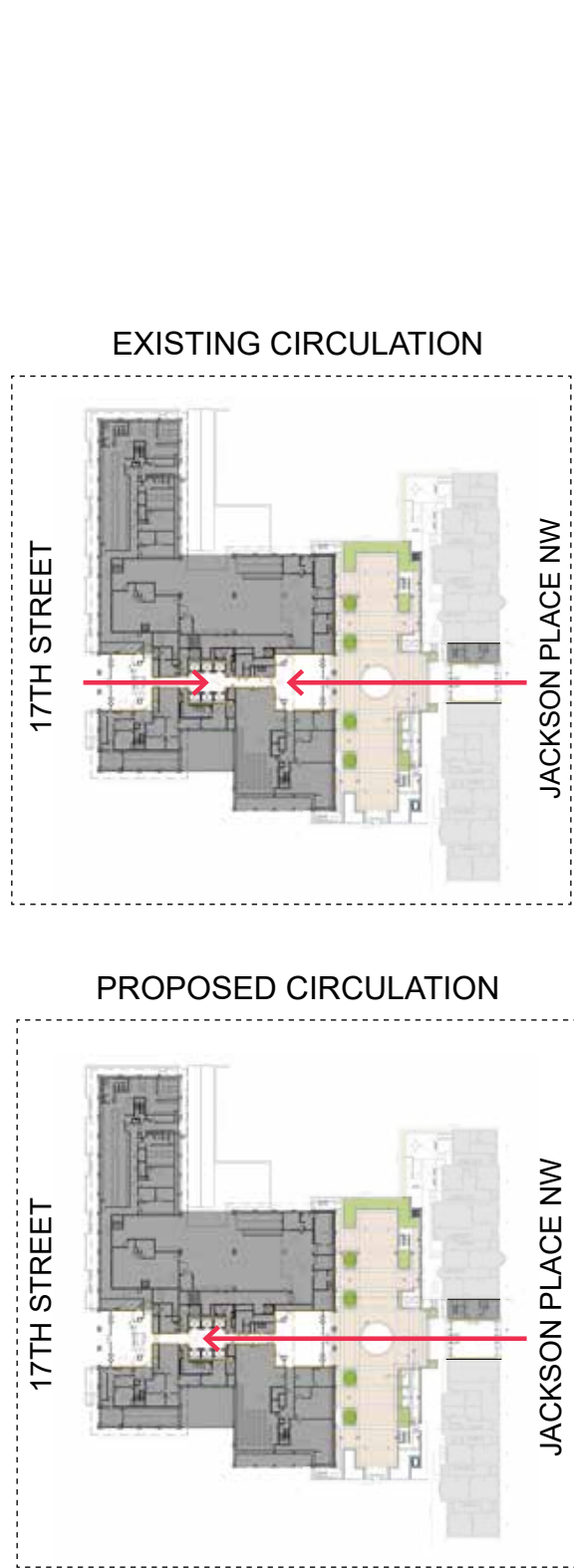


# 4 SITE CONTEXT AND EXISTING CONDITIONS





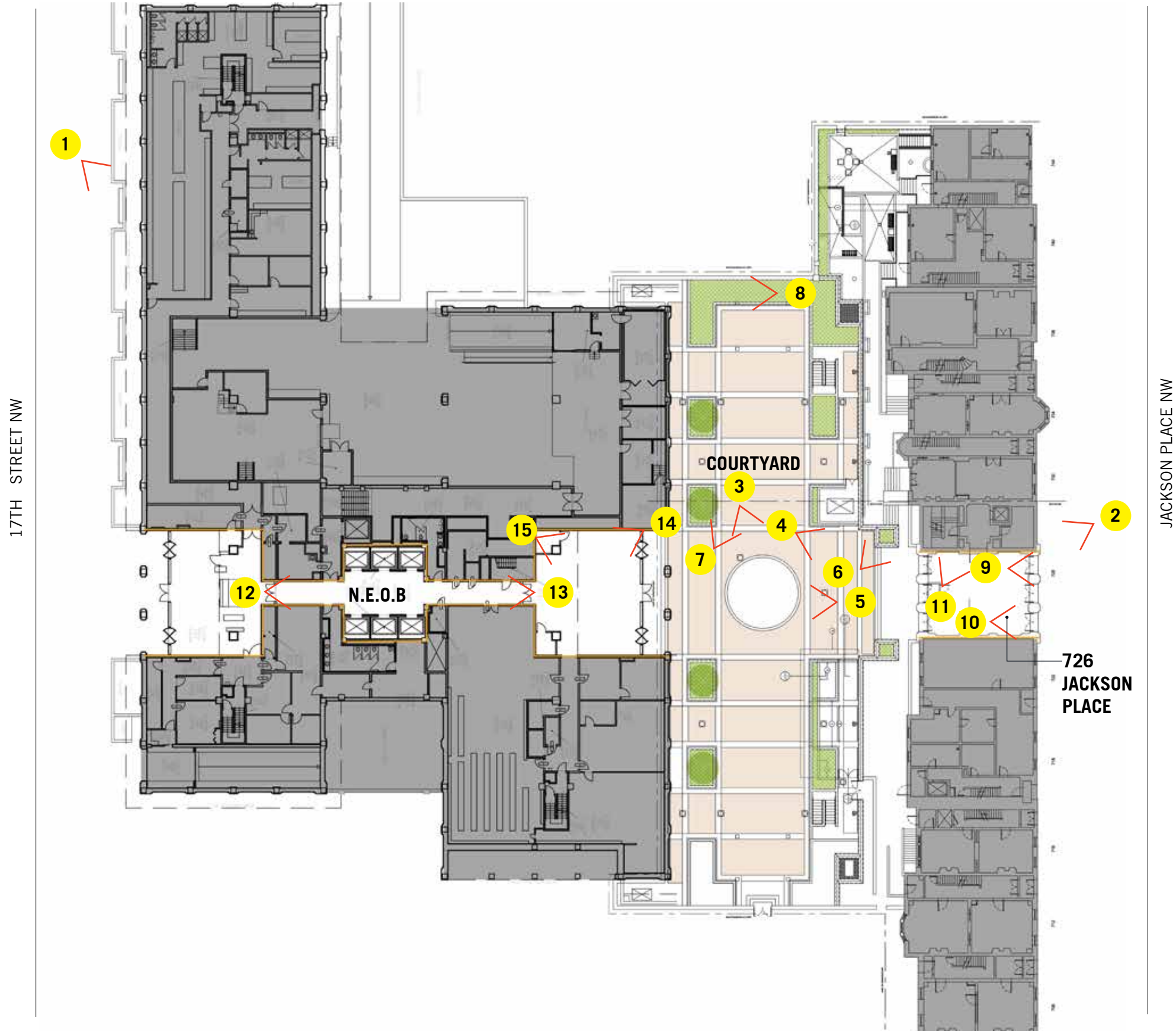




**SITE CONTEXT**











1  
NEOB FRONT FACADE ON 17TH STREET NW



2  
726 JACKSON PLACE FRONT FACADE



3  
COURTYARD



4  
COURTYARD, LOOKING TOWARD REAR OF 726 JACKSON PLACE



5  
COURTYARD, LOOKING TOWARD NEOB



6  
COURTYARD, LOOKING TOWARD 726 JACKSON PLACE STEPS



7  
COURTYARD, LOOKING NORTH TOWARD DECATUR HOUSE



8  
COURTYARD, EXISTING NORTH WALL AND TRELLIS NEAR DECATUR HOUSE





726 JACKSON PLACE INTERIOR



726 JACKSON PLACE INTERIOR



726 JACKSON PLACE INTERIOR



NEOB ELEVATOR LOBBY, 1ST FLOOR



NEOB LOBBY 17th STREET



NEOB LOBBY AT COURTYARD



NEOB LOBBY AT COURTYARD



**AXIS Q3517-LVE Network Camera**  
 Outdoor-ready fixed dome for solid performance in 5 MP

AXIS Q3517-LVE is a vandal-resistant fixed dome for harsh environments with a weathershield protecting against snow, rain and reflections. Thanks to its top-quality image sensor, along with Forensic WDR, Lightfinder technology and OptimizedIR illumination, the camera provides unparalleled video quality in any light conditions. Electronic image stabilization is instrumental for smooth and steady video when subject to vibrations. The camera offers redundancy between Power over Ethernet and DC power. Video analytics, supervised inputs and digital outputs further support the surveillance assignment.

- > 5 MP resolution at full framerate
- > Forensic WDR, Lightfinder and OptimizedIR
- > Axis Zipstream technology
- > EIS and vandal resistance with IK10+ rating
- > Power with redundancy and configurable I/O ports



ONVIF | G S I



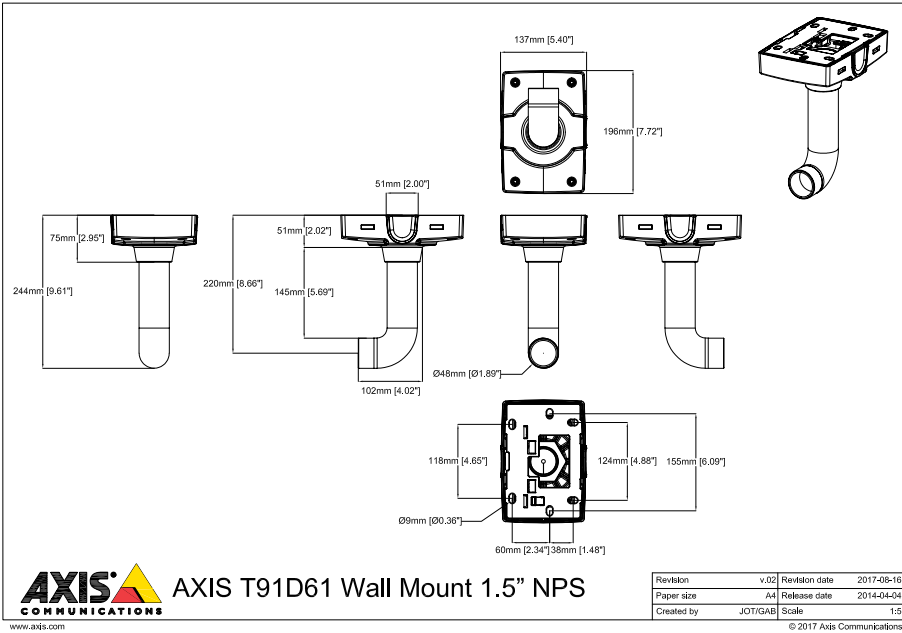
**AXIS Q6155-E**  
 High-speed PTZ with instant laser focus

The compact, outdoor-ready AXIS Q6155-E features a built-in laser that provides instant focus in challenging lighting conditions and in complete darkness. It also delivers top performance HDTV 1080p video at 25/30 fps, with 30x optical zoom. Axis Lightfinder and Sharpdome technologies provide full scene fidelity and perfect image quality in all directions, even in low-light conditions, while Axis Zipstream technology significantly reduces bandwidth and storage requirements. The quick and precise pan makes it easy to change viewing position and follow fast moving objects. Axis Speed Dry function easily removes water drips from the dome glass, providing sharp images in rainy weather.

- > Laser focus
- > Sharpdome technology with Speed Dry
- > Lightfinder technology
- > Zipstream technology
- > HDTV 1080p and 30x optical zoom



ONVIF | G S I



AXIS COMMUNICATIONS  
 AXIS T91D61 Wall Mount 1.5" NPS

**SECURITY CAMERAS**

- Camera locations to be determined by US Secret Service
- Cameras to be installed in historic fabric using stainless steel or other non-corrosive anchors. Where installed in masonry, anchor into mortar joints
- Security cameras with Pan-Tilt-Zoom to be installed where feasible for greatest capture area.

Data sheet 3SU1050-0AB60-0AA0

PUSHBUTTON, 22MM, ROUND, METAL, SHINY, WHITE, FLAT  
 BUTTON MOMENTARY CONTACT TYPE



Figure similar

product brand name	SIRIUS ACT
Product designation	Commanding and signaling devices
Design of the product	Pushbutton
Actuator:	
Design of the operating mechanism	pushbutton with flat button
Manner of function of the actuating element	Momentary contact type
Product expansion optional Light source	No
Color	
• of the actuating element	White
Material of the actuating element	plastic
Shape of the actuating element	round
Outer diameter of the actuating element	29.5 mm
Type of unlocking device	without
Front ring:	
Product component front ring	Yes
Design of the front ring	Standard
Material of the front ring	Metal, high gloss
Color of the front ring	silver

3SU1050-0AB60-0AA0 02.10.2015 Changes preserved  
 Page 1/3 © Copyright Siemens AG

**PUSH-TO-OPEN BUTTON for MAGNETIC DOOR LOCKS - example**

- For Jackson Place Townhouses interior vestibules
- Specific device to be determined by US Secret Service
- Button to be mounted on flat wall to side of door
- Button to be paired with Magnetic Lock device mounted at top edge of door