

3401 Water Street Washington DC

CFA concept submission

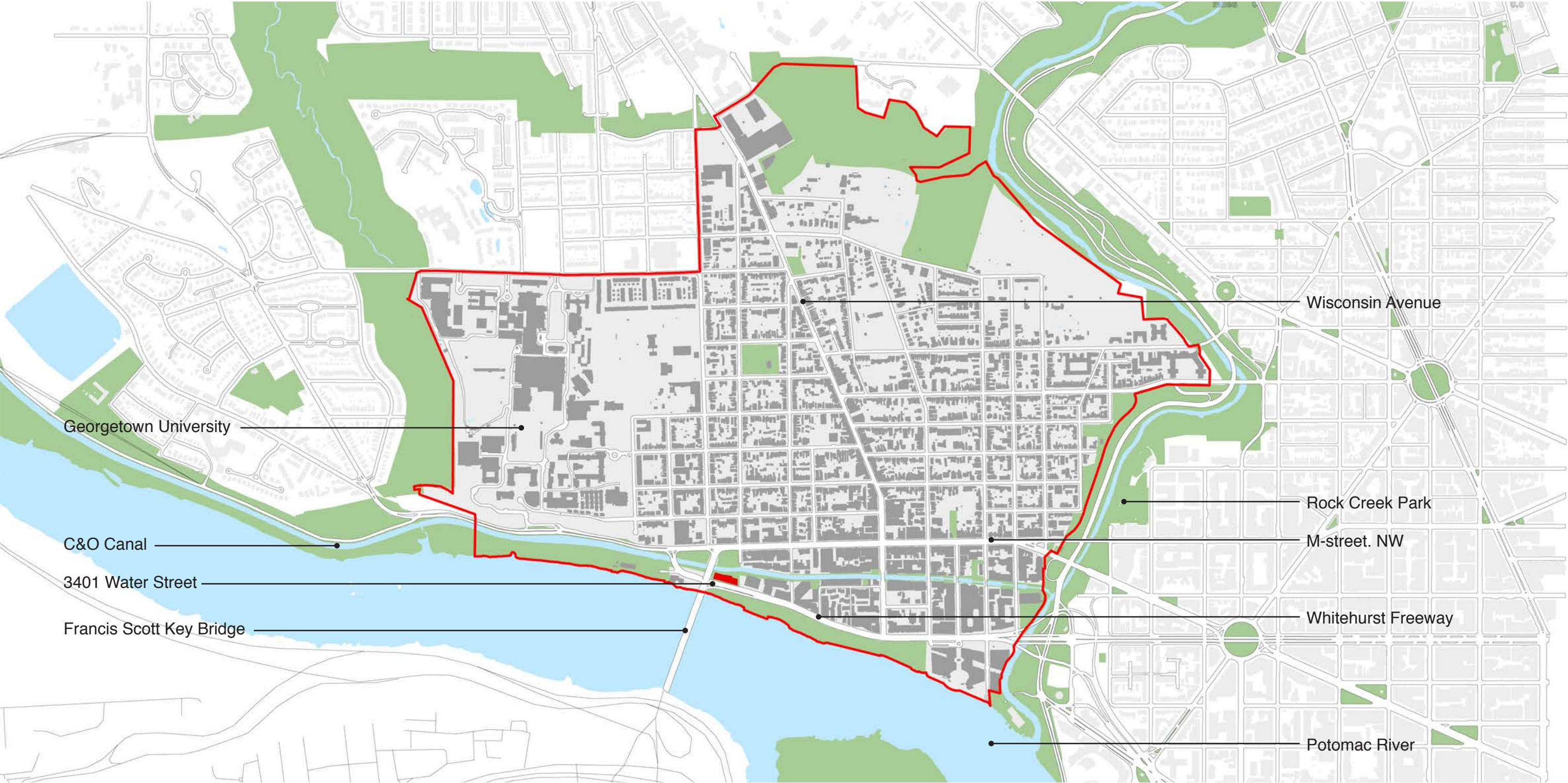
13 April 2022

owner and client:
Washington Georgetown
Properties LLC

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

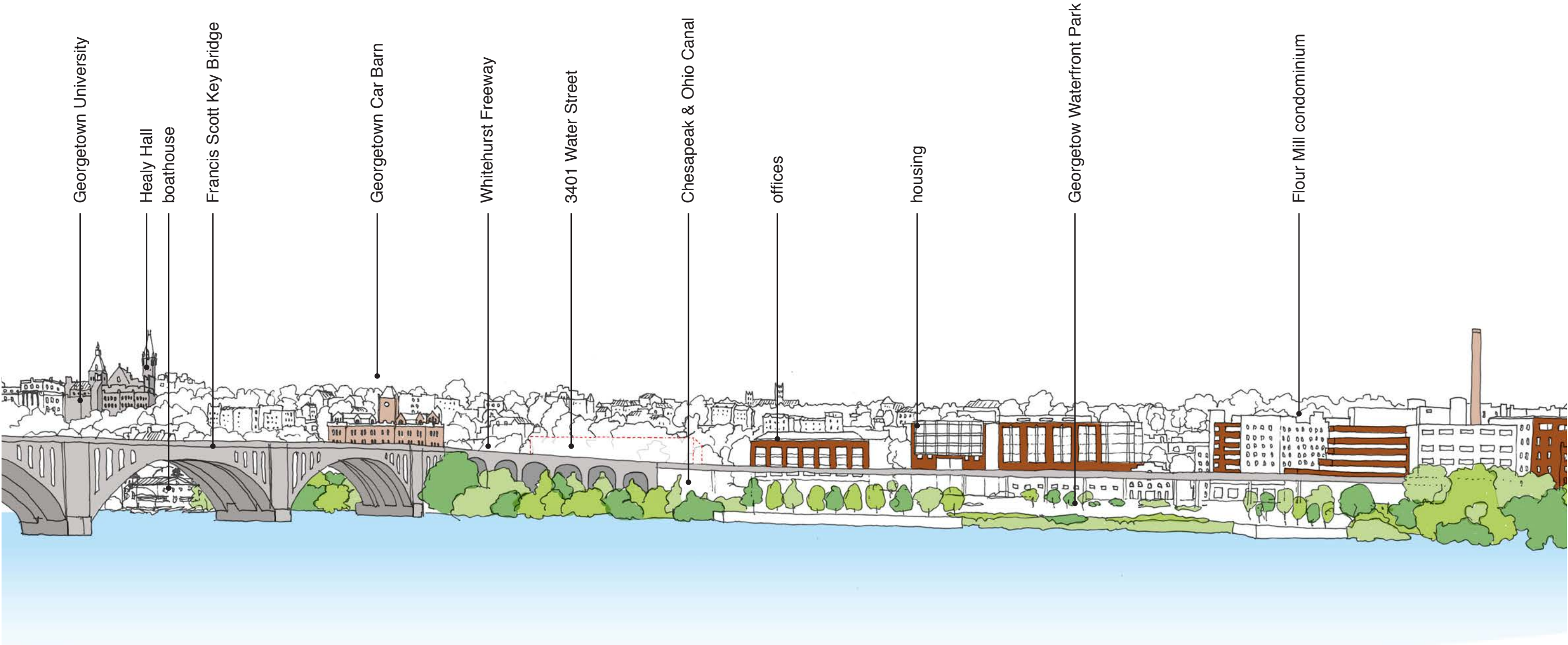
architect of record:
Baskervill
1051 E. Cary Street
Richmond, VA 23219

site and context



3401 Water Street

site and context



site photos



3401 Water Street



Towpath along C&O canal

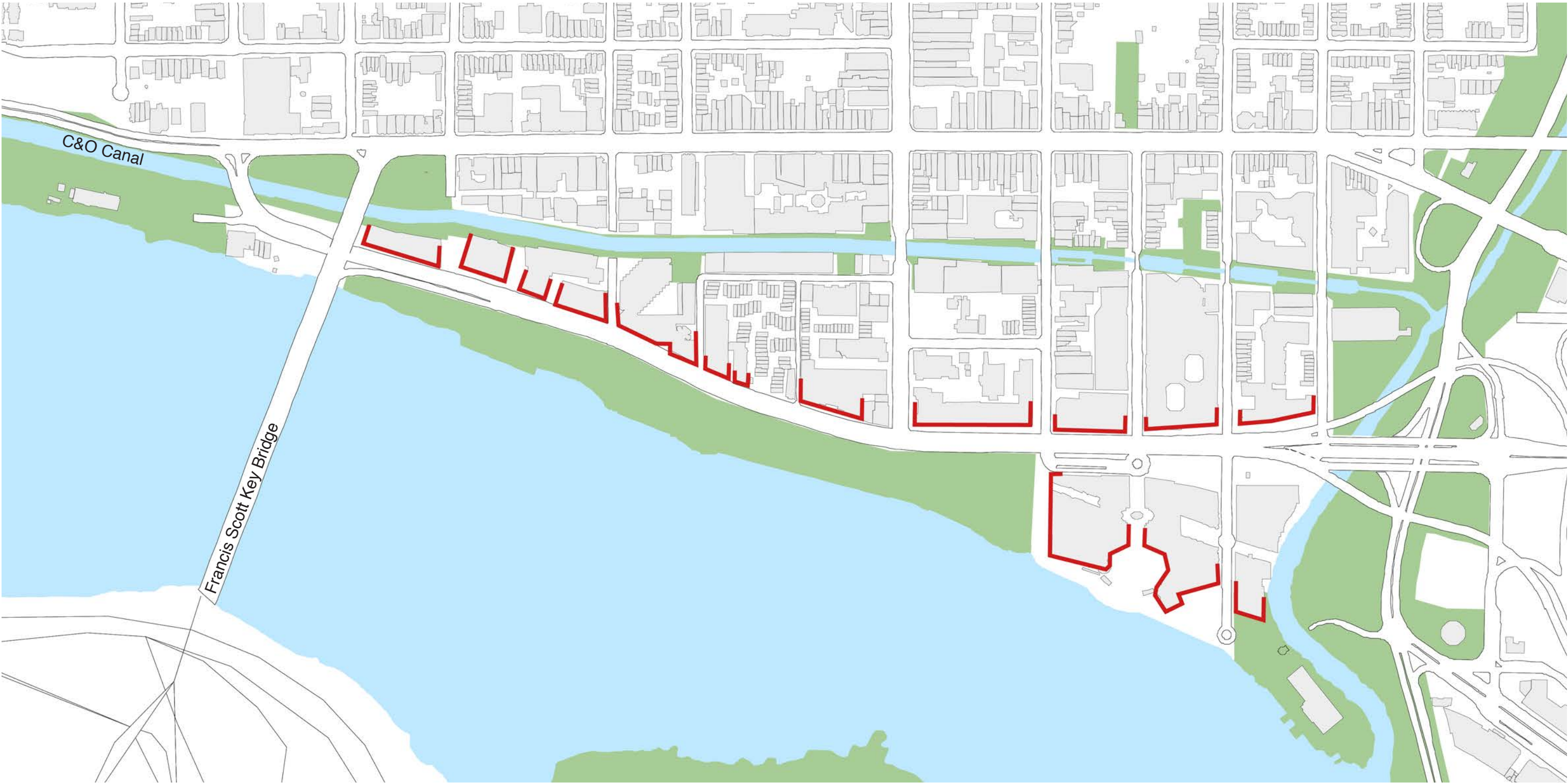
site and context



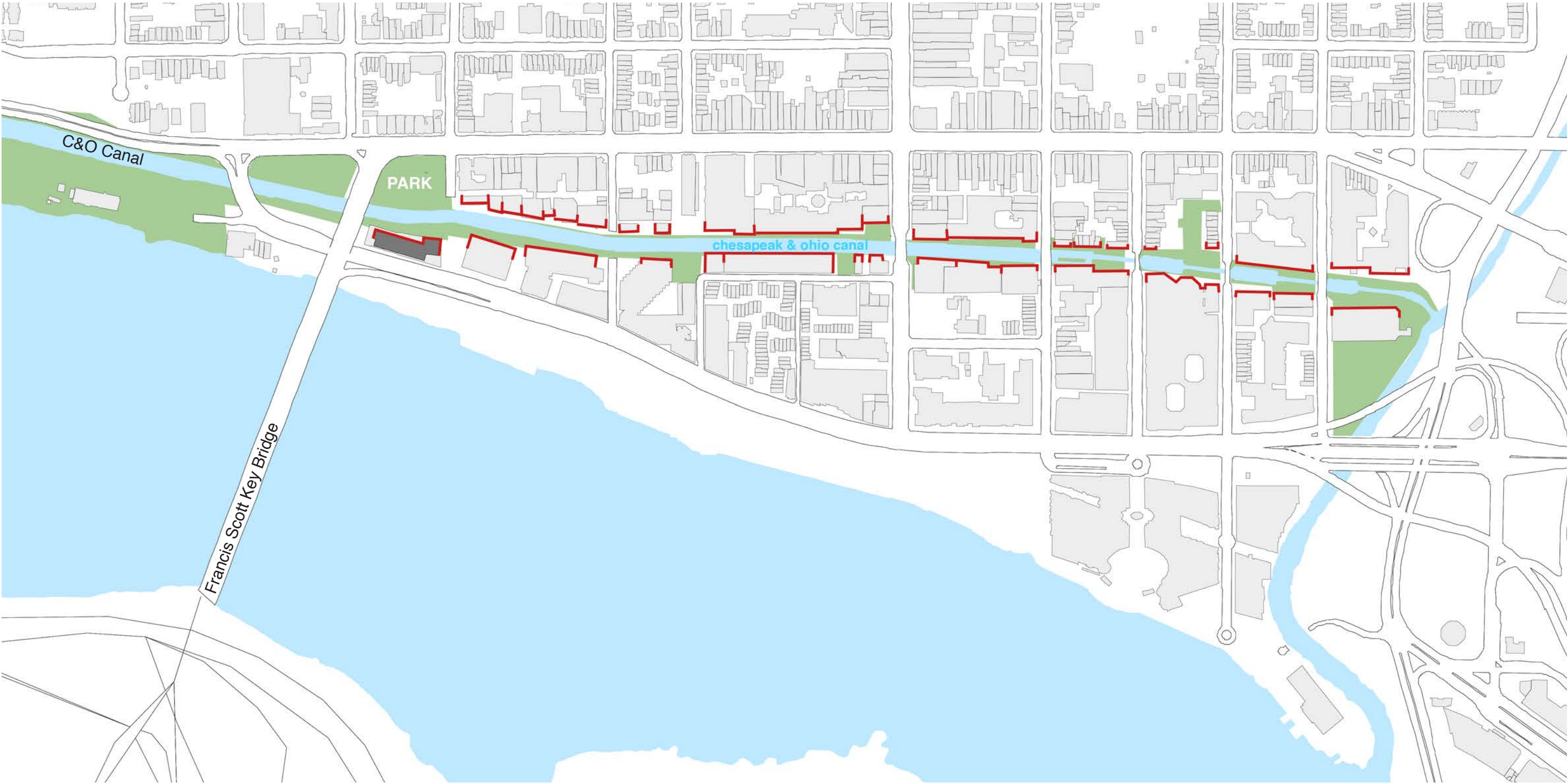
3401 Water Street is located East of the Key Bridge, South of the C&O Canal and North of the Whitehurst Freeway. The building lies at the transition of the green zone at the West of the Key Bridge running towards the former Georgetown industrial zone.

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



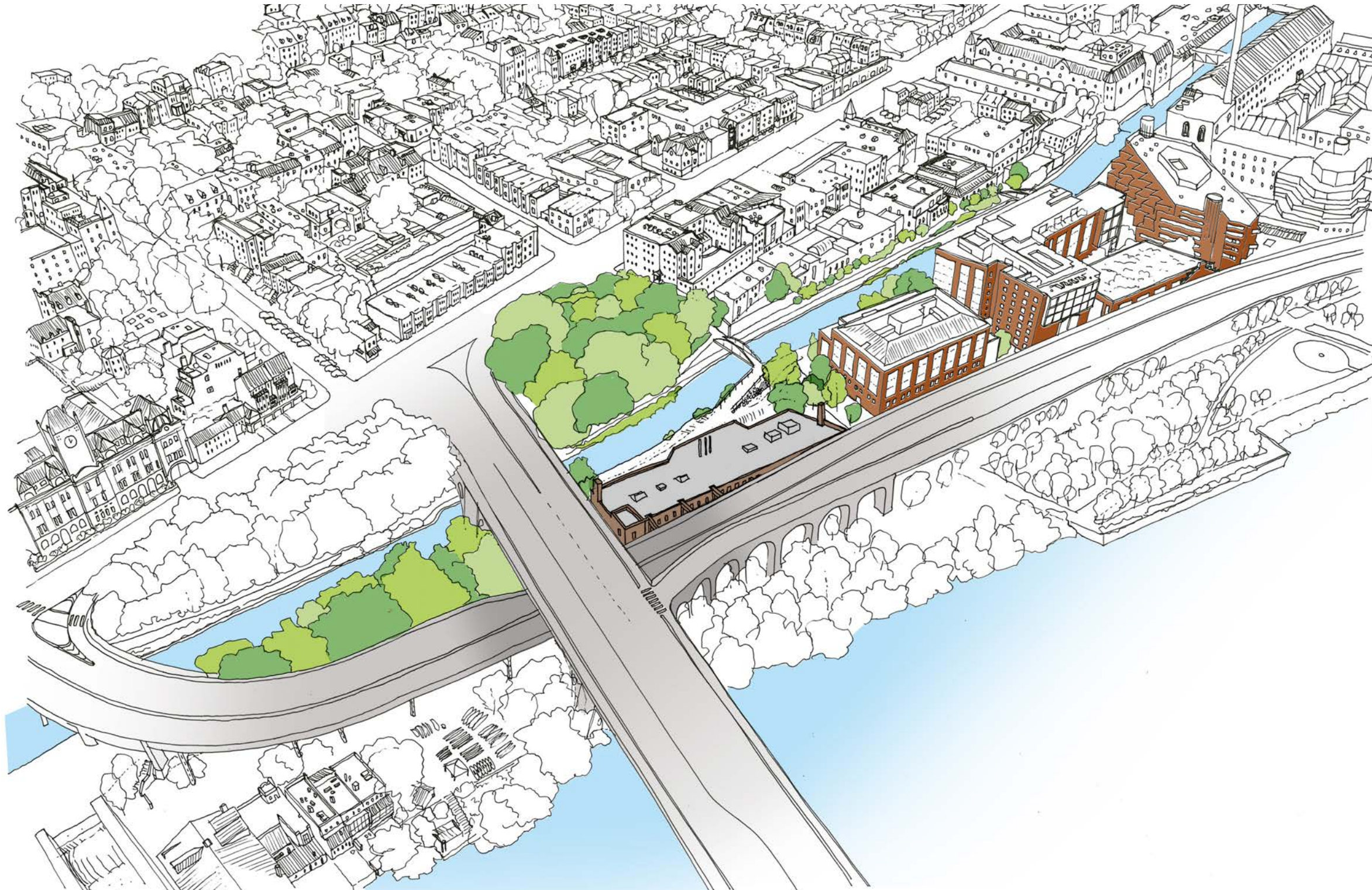
Looking at the waterfront along the Potomac River this series of warehouses starts at the the Rock Creek Park and ends East of the Key Bridge. At a larger scale they mark the former industrial area of Georgetown and make a transition from this large scale to the small scale along the Canal.



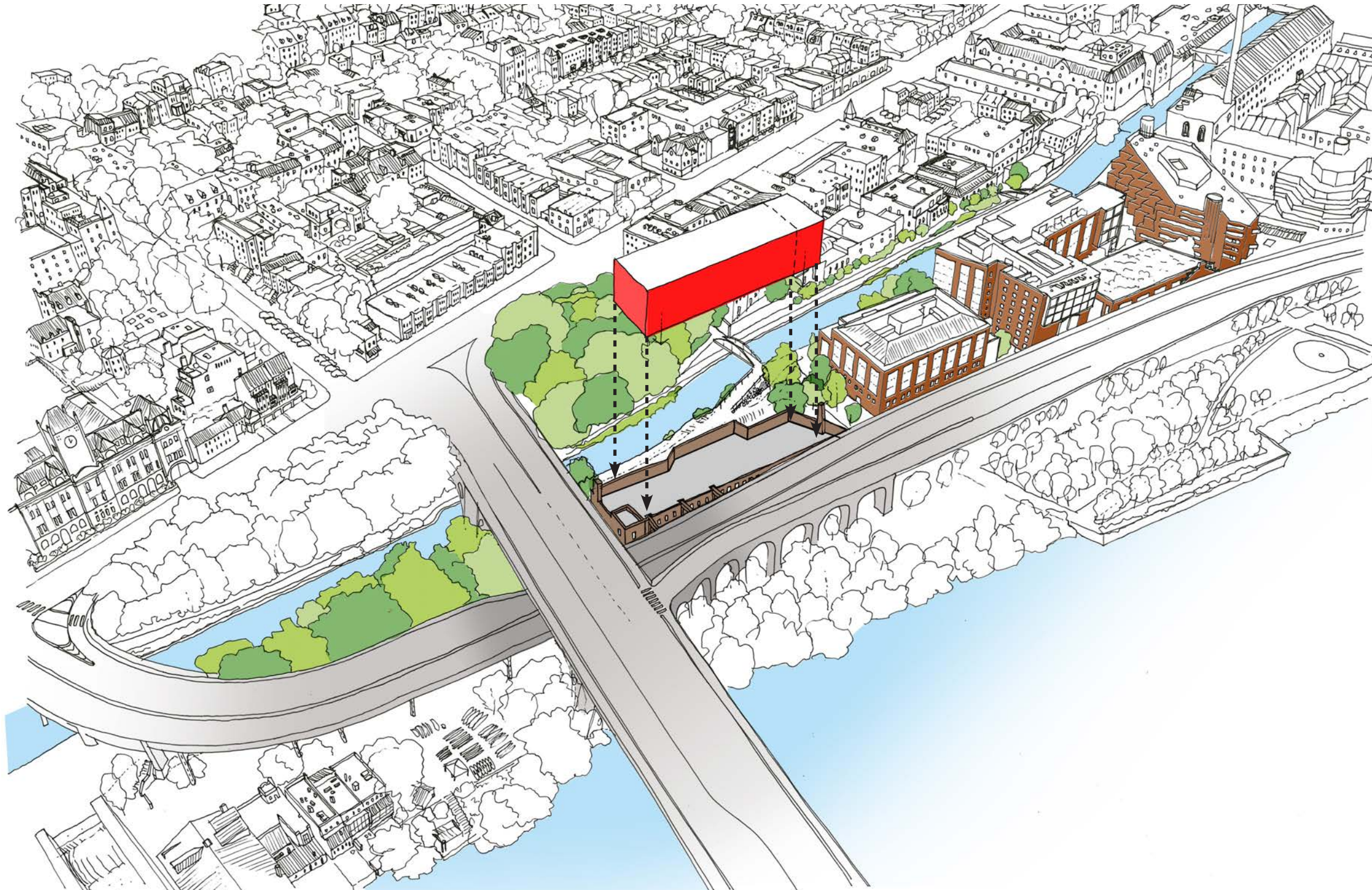
Along the C&O canal the new massing proposal needs to address the small scale of the old industrial buildings of Georgetown. The overall massing of the building therefore shows two sides: the large scale facing the waterfront and a smaller scale facing the Canal.

massing concept

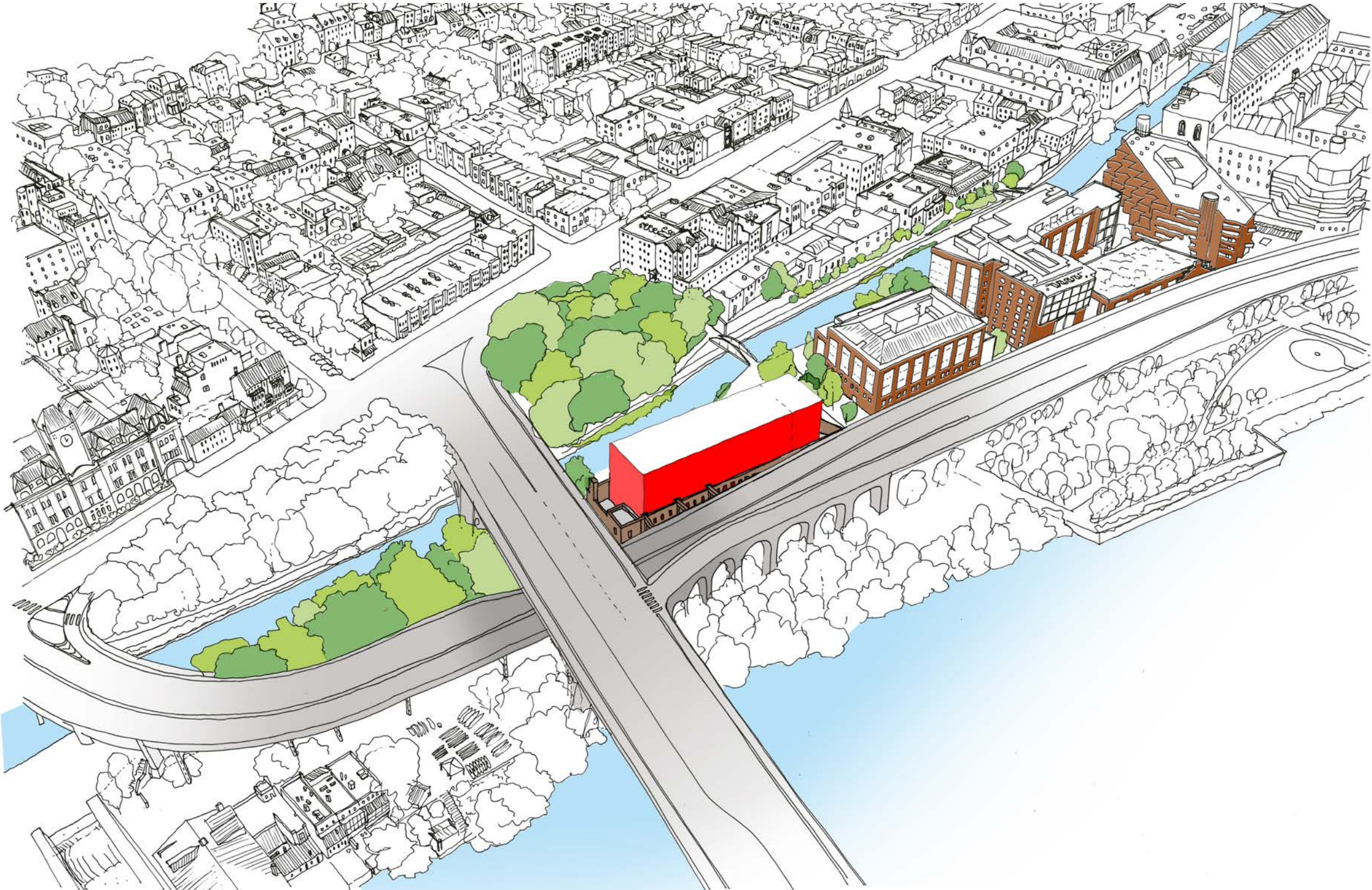
massing concept: keeping the existing warehouse

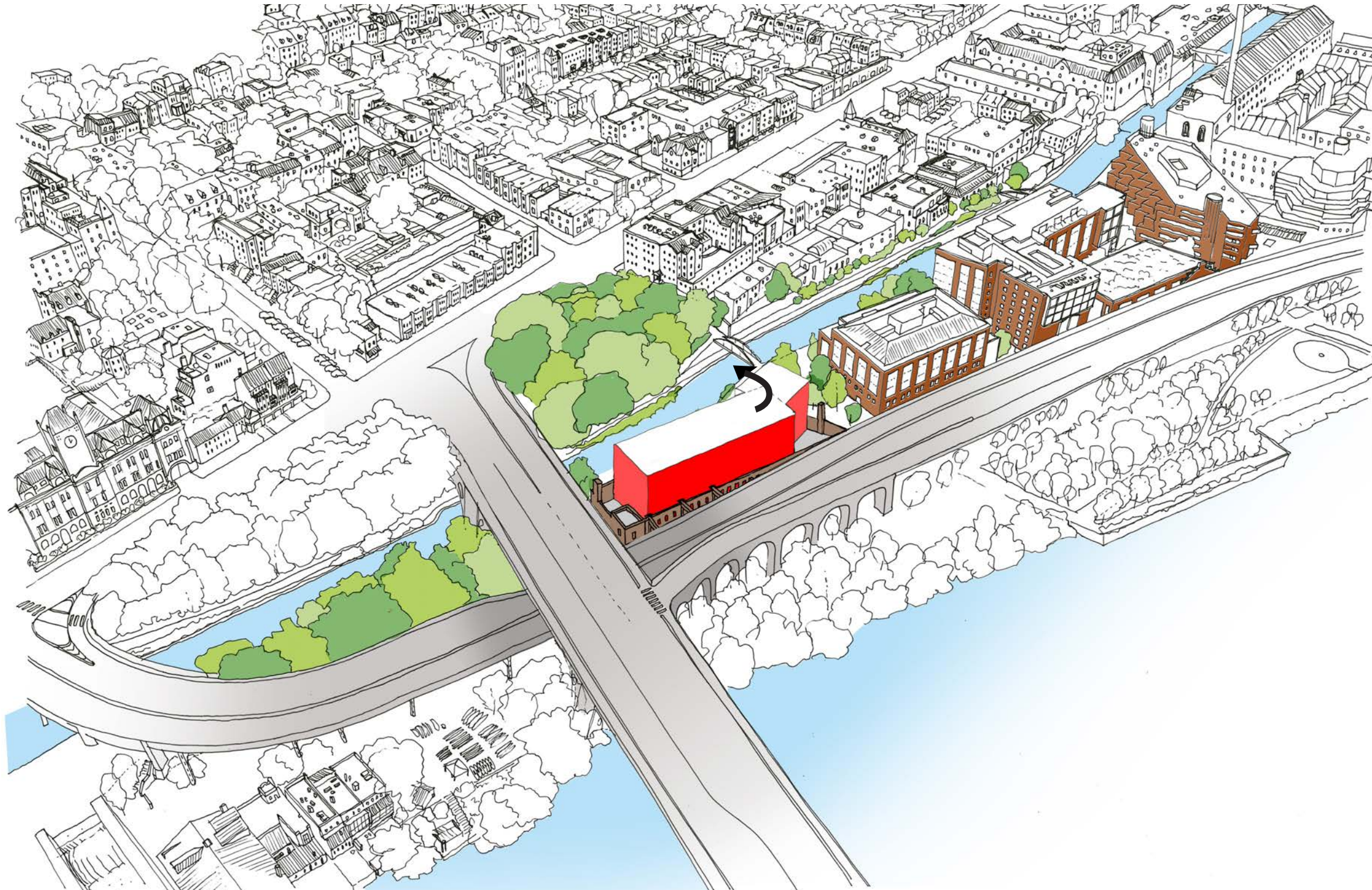


Since the late nineteenth century and 1946 the building at 3401 Water Street has transformed significantly: from a four story flourmill to a two story warehouse the way it currently is.

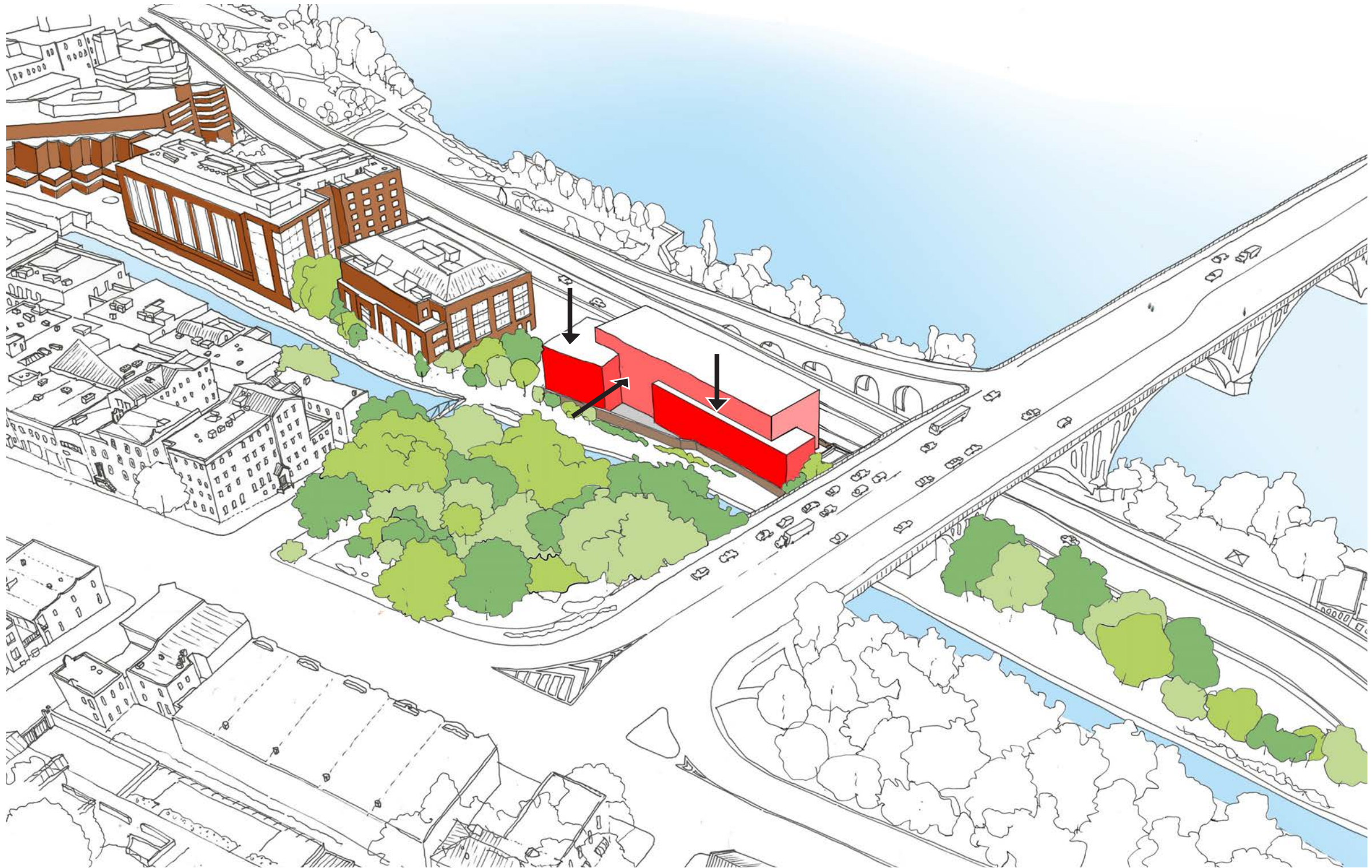


The new massing proposal starts at the 2F, keeping the existing facade in place.

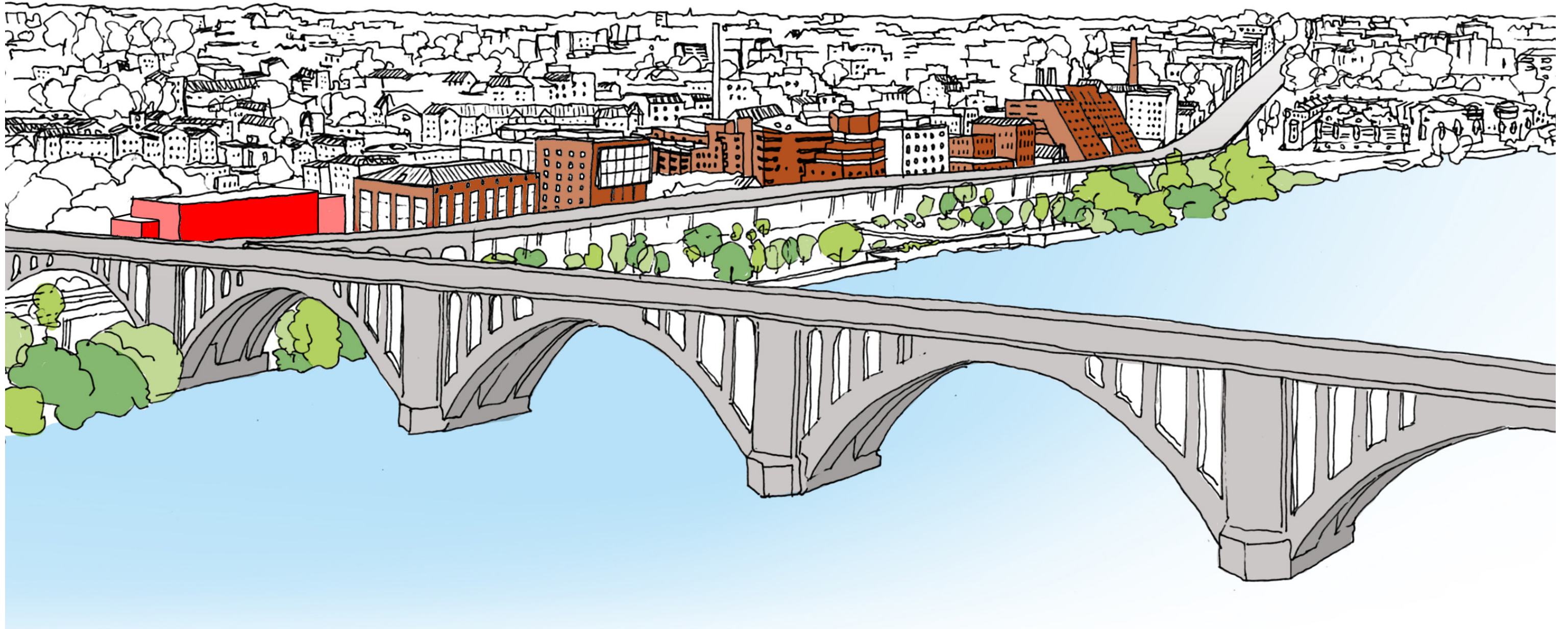




Breaking the volume into two parts to scale down the waterfront massing and aligning the smaller leg with the Canal to embed the massing in its context.



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.



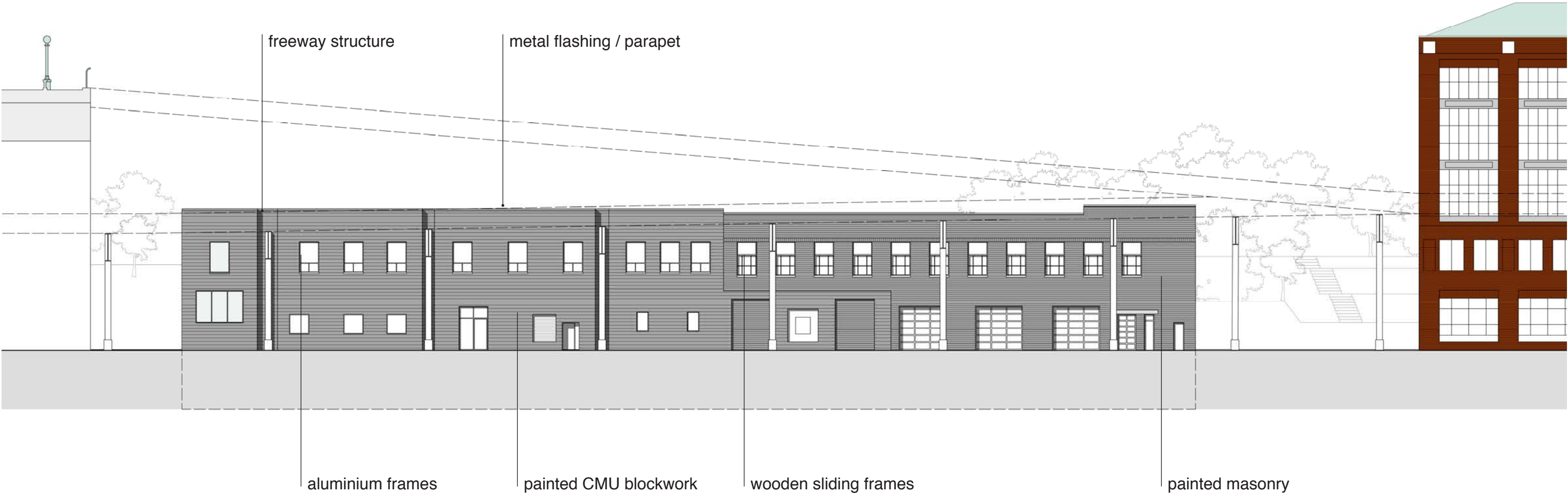
Looking at the waterfront along the Potomac River a series of warehouses starts at the the Rock Creek Park and ends East of the Key Bridge. The building at 3401 Waterstreet marks the end (or beginning) of this series introducing the former industrial area of Georgetown.

treatment of the existing warehouse

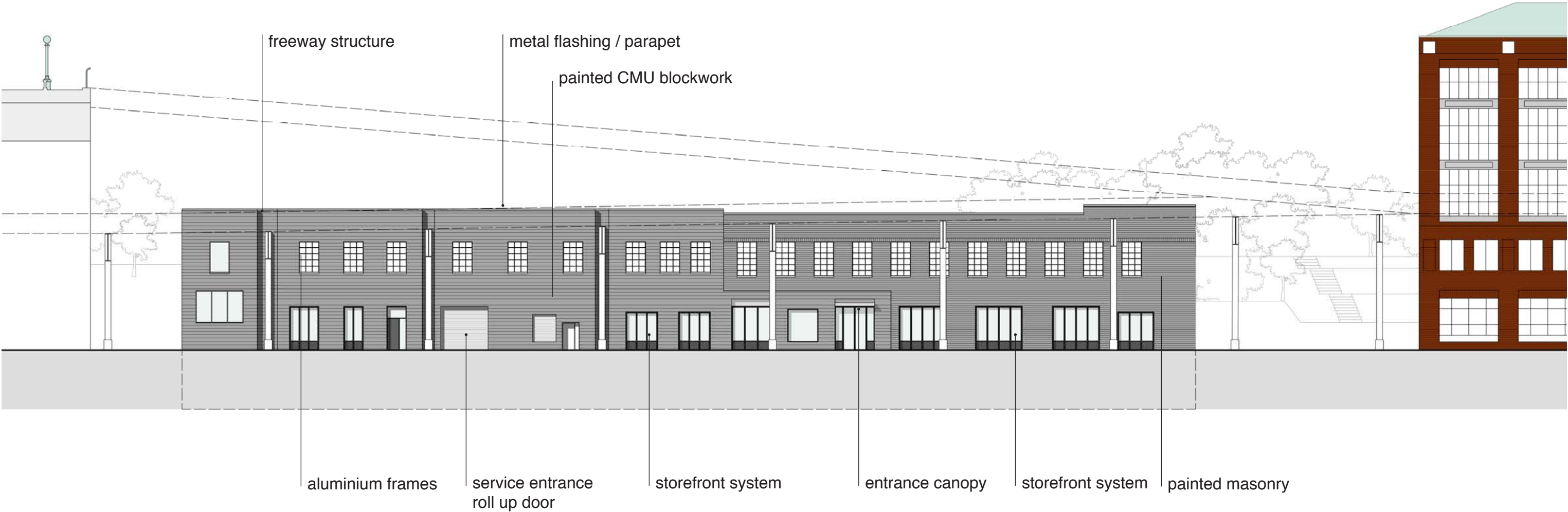
site photos



existing facade Water Street



treatment existing facade Water Street



section existing warehouse facade

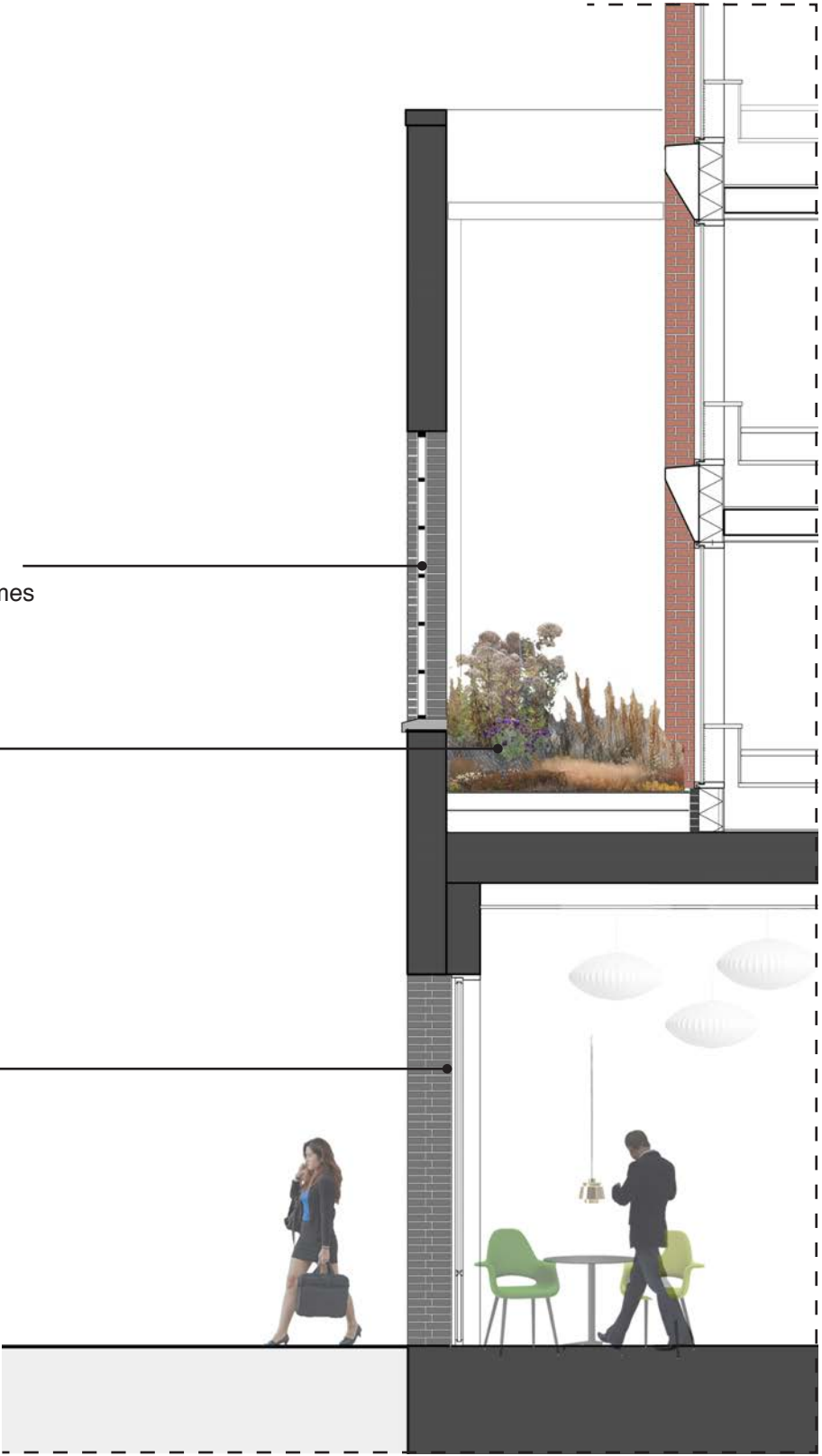


detailed elevation and section

steel grittal windows, no glass
to match warehouse style frames

landscape

metal storefront frames
with large brick reveal



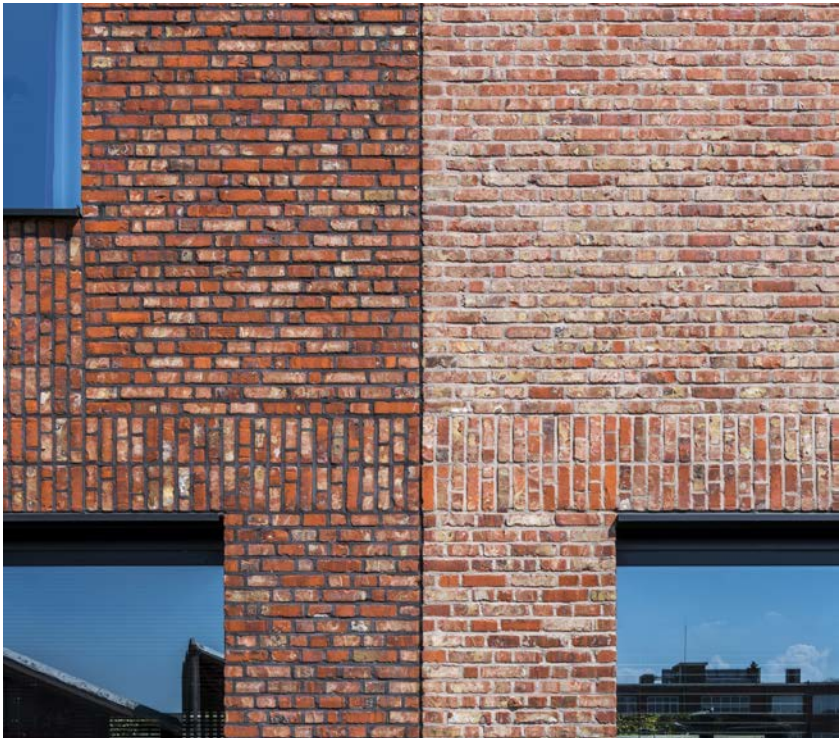
facade design

materiality and context

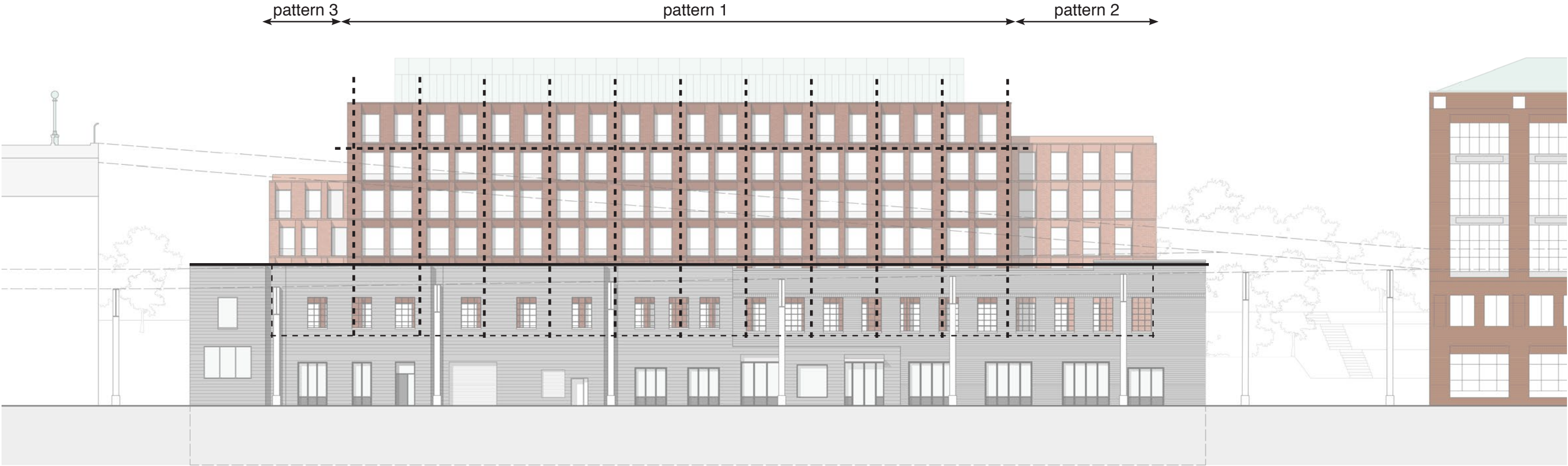


Warehouse inspiration.

materiality and context

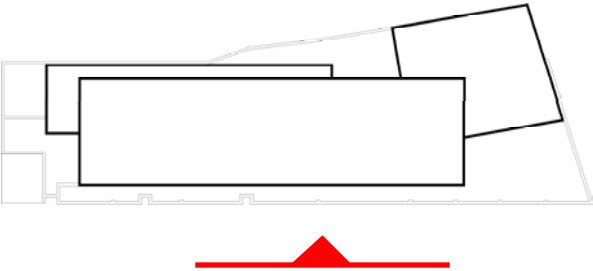


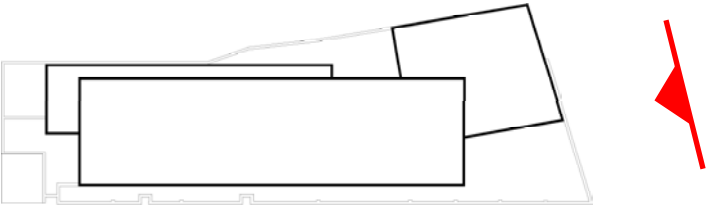
Contemporary brick inspiration.

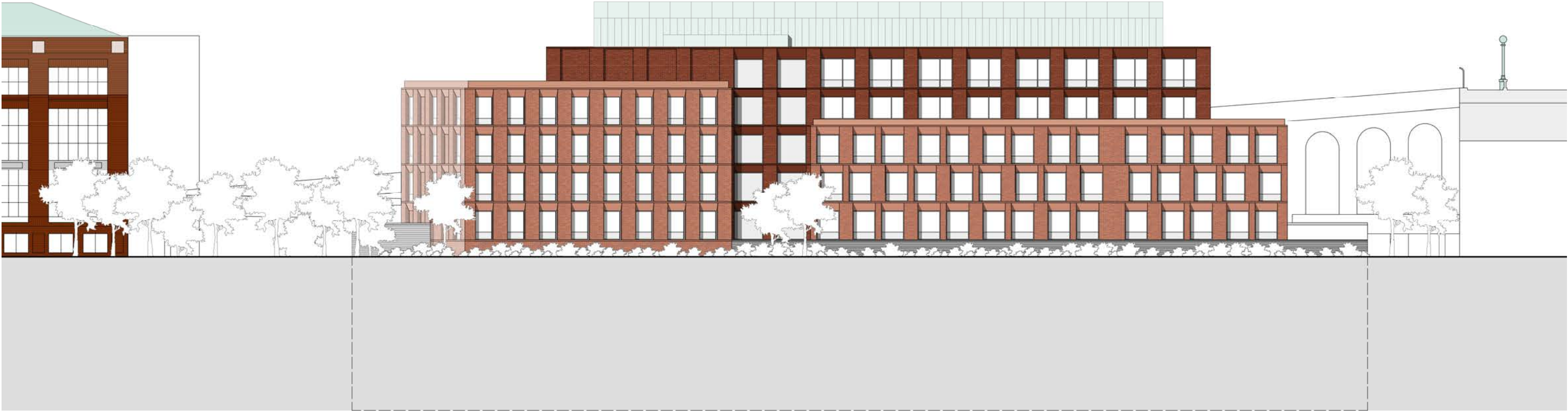
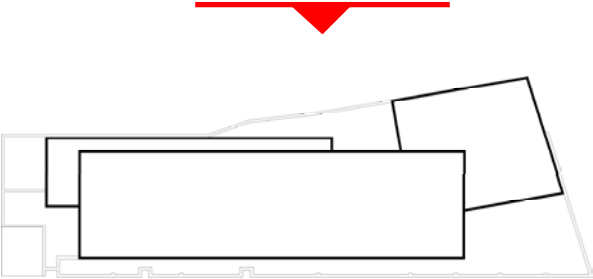


Large scale hierarchy by 2- bay repetition.
Horizontal layering of existing base warehouse and new built shaft and crown.

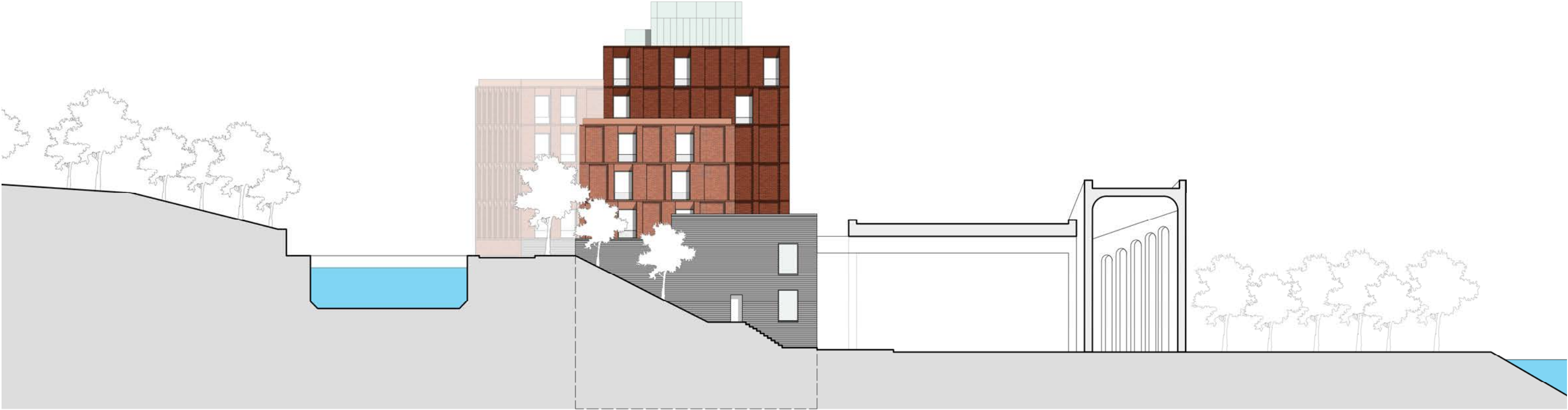
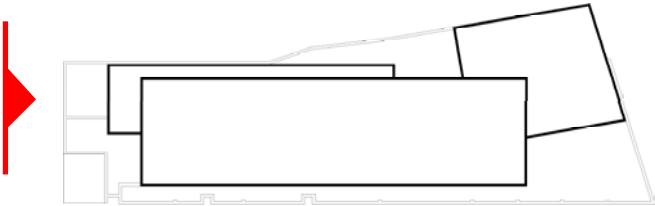
South elevation: Water Street



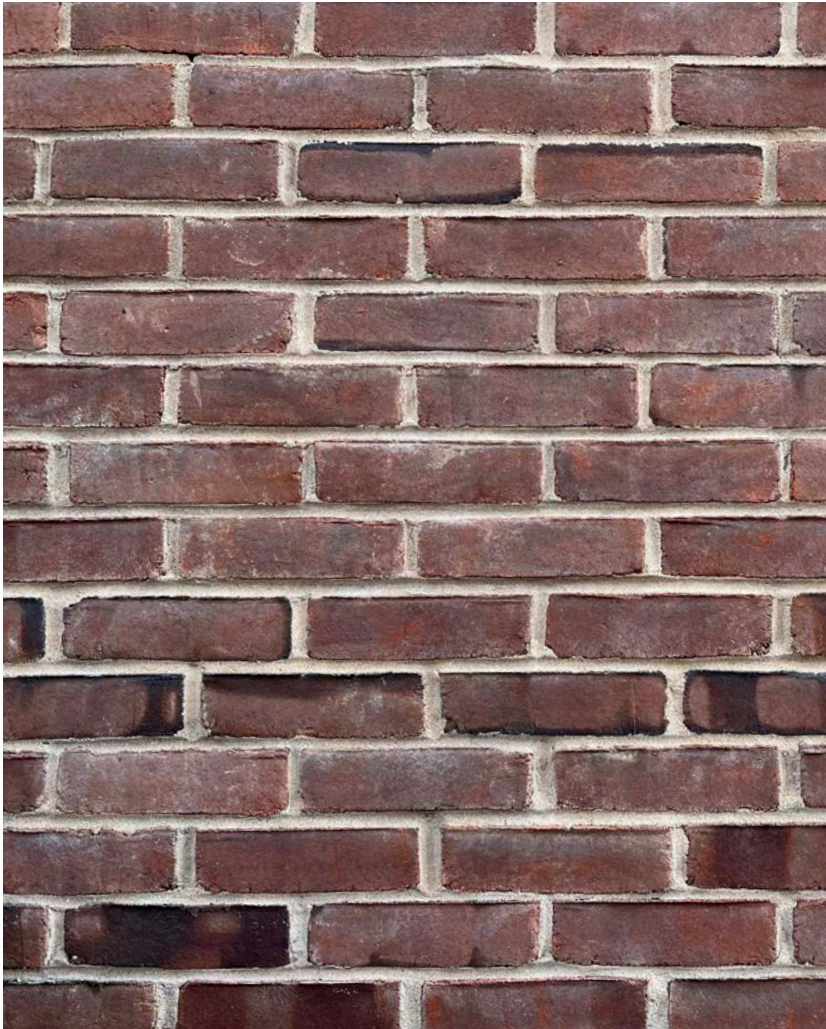




side elevation



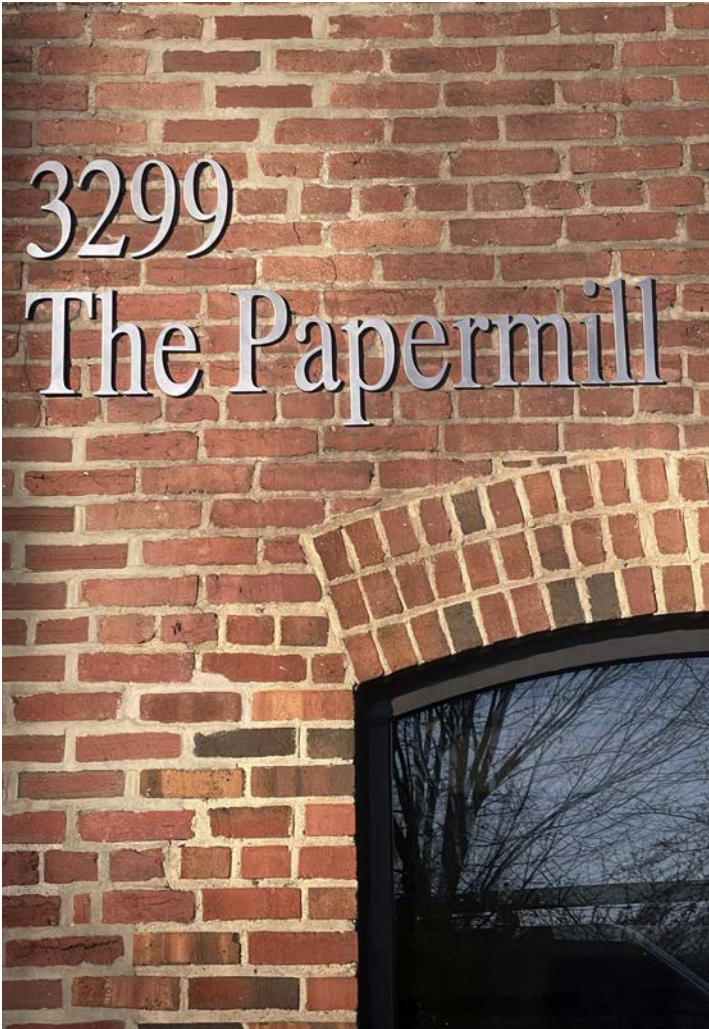
Brick color of surrounding buildings



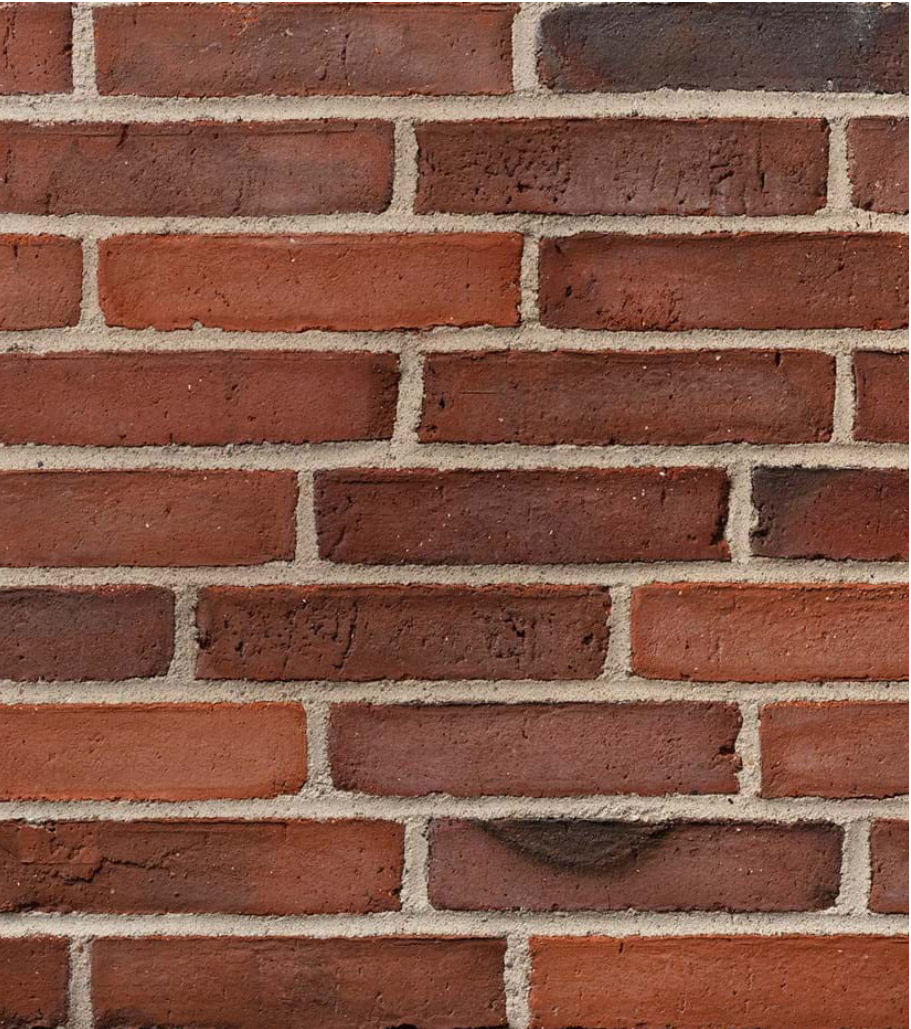
Water Street 3333



Water Street 3301



Water Street 3299



proposed brick: waterstruck red braun brick
reference: Petersen (DK) D35

facade design development: reference two materials



Inspiration: Jane Street NY, David Chipperfield architects

Specification of decorative concrete lintel



smooth concrete



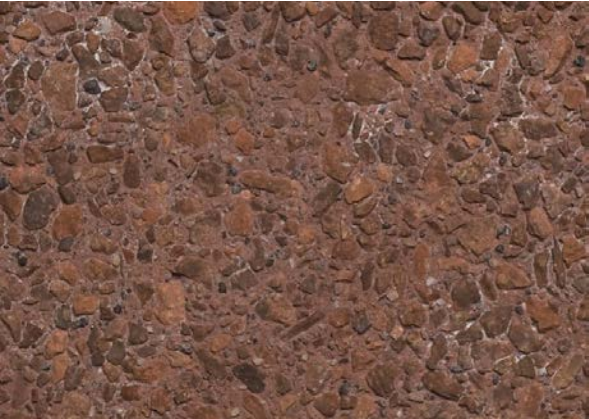
sand blasted concrete



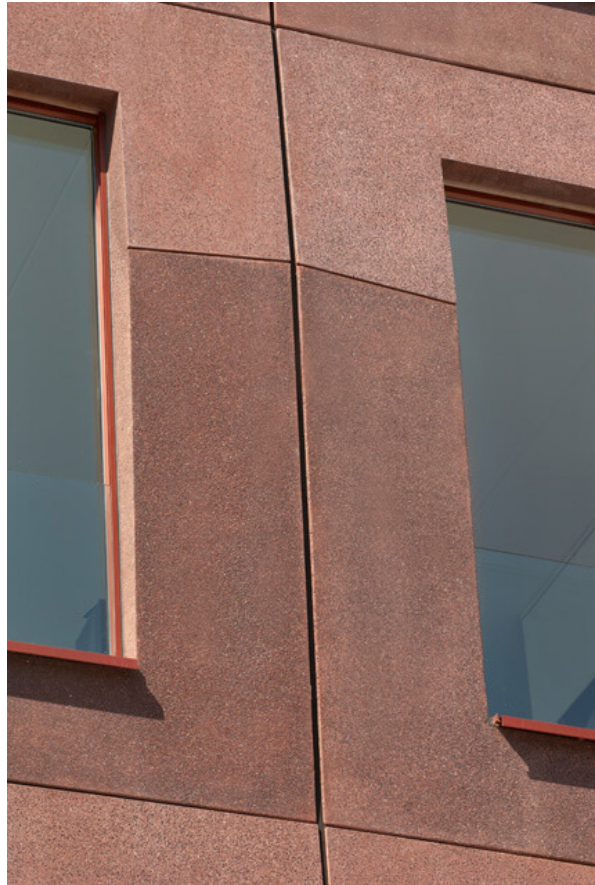
acid etched concrete



polished concrete



washed concrete



example acid etched concrete
project: ijside Amsterdam

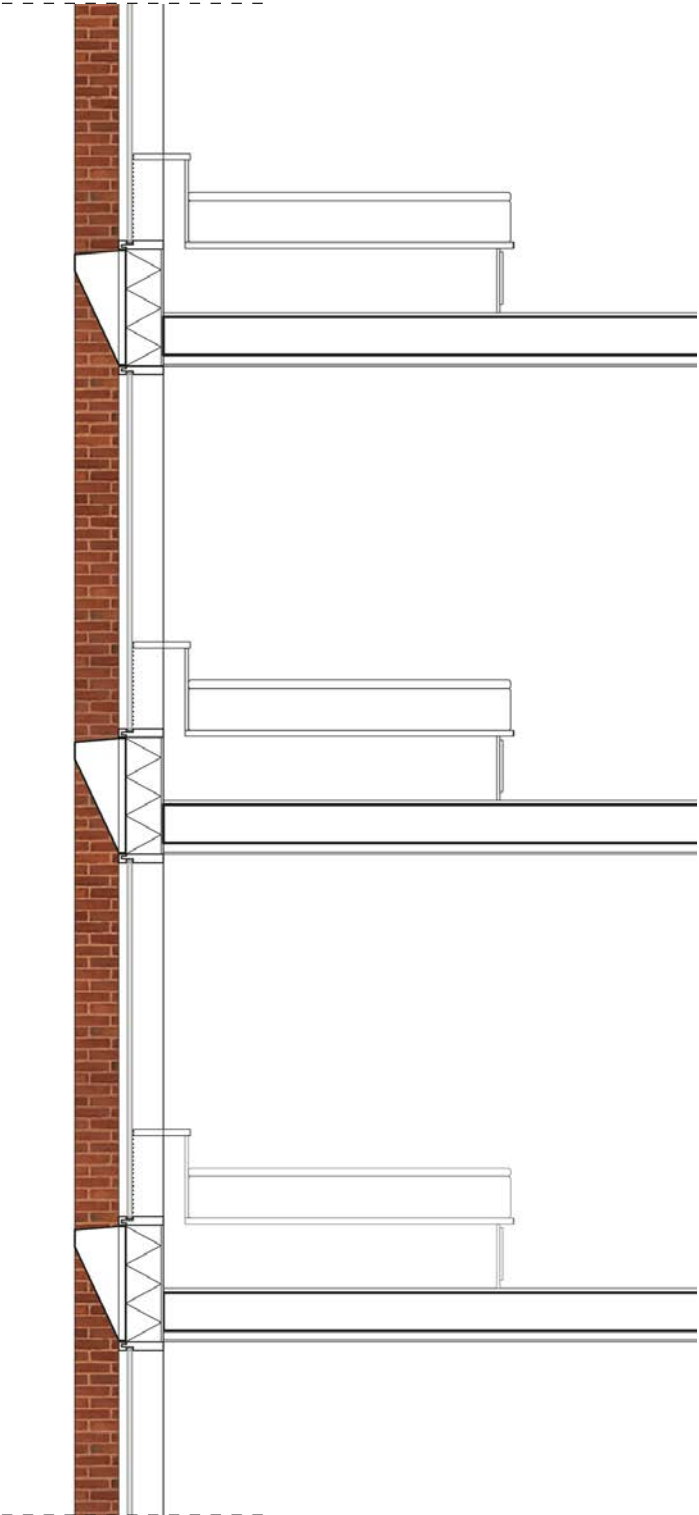
Detailed elevation: dark red brick

recessed precast lintel

red masonry panels, colored grout

anodised aluminium frames
vision glass

ceramic fritting at face#4



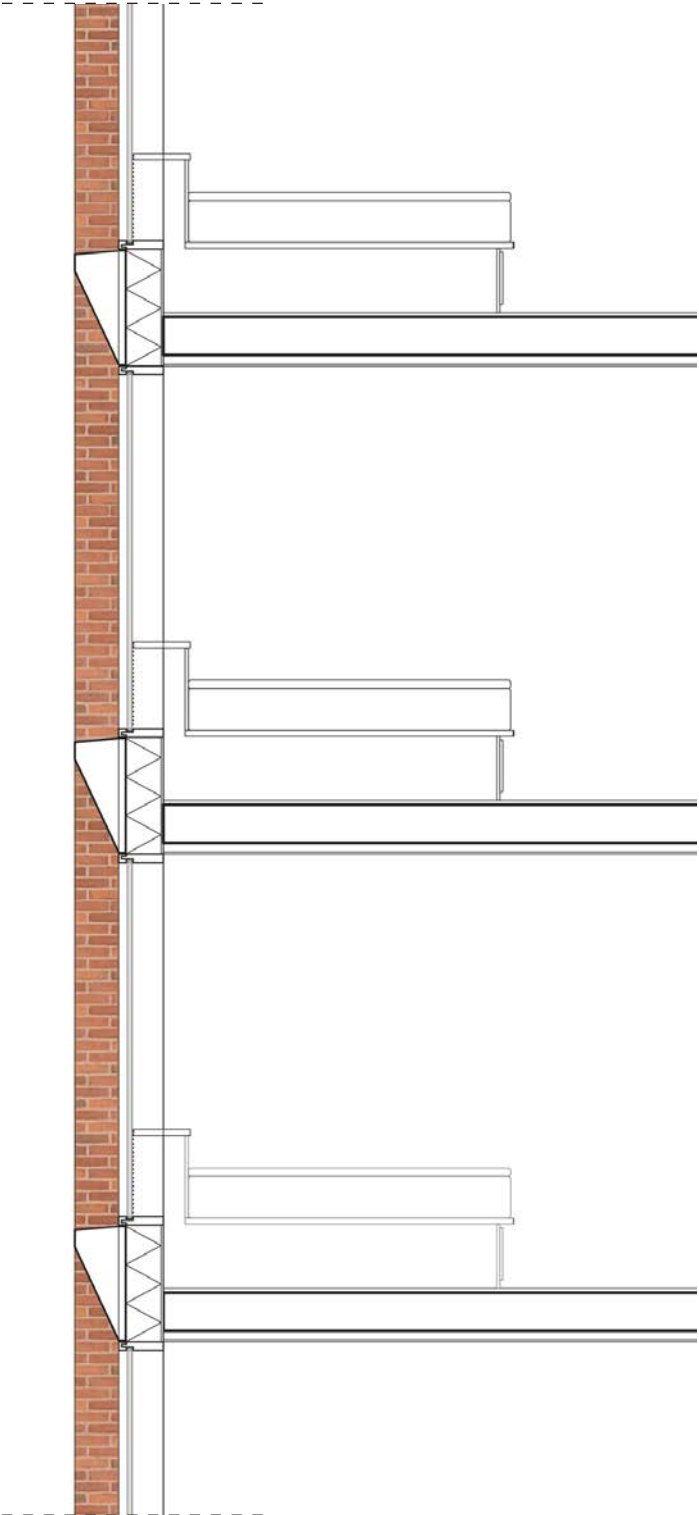
Detailed elevation: light red brick

recessed precast lintel

red masonry panels, colored grout

anodised aluminium frames
vision glass

ceramic fritting at face#4



Detailed elevation: light red brick

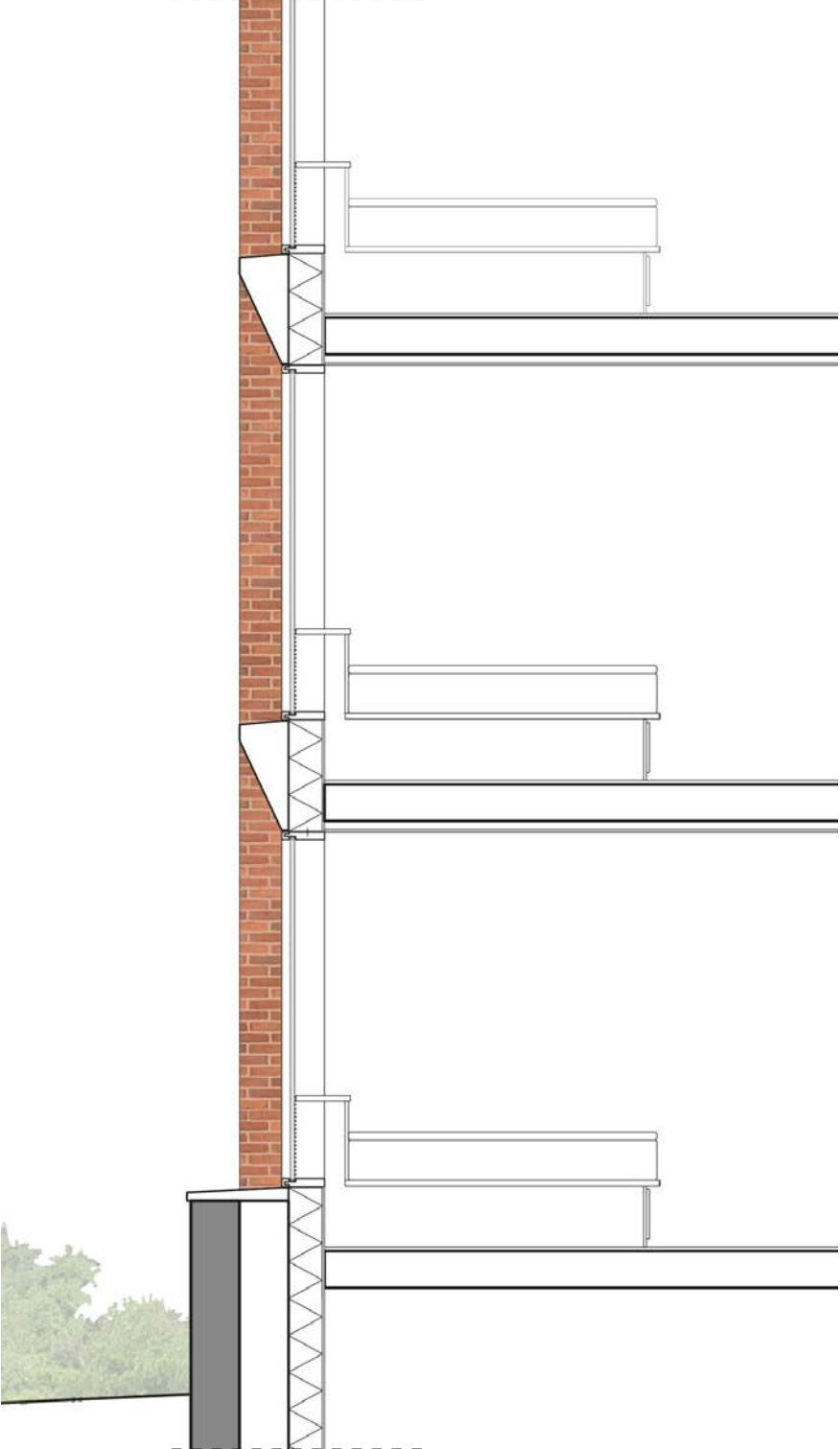
recessed precast lintel

red masonry panels, colored grout

anodised aluminium frames
vision glass

ceramic fritting at face#4

existing facade



images

View looking North from the Key Bridge



Stepped back view looking North from the Key Bridge



View looking South from the C&O Canal



View looking West from the C&O Canal



View looking South from the Key Bridge



View looking from Water Street

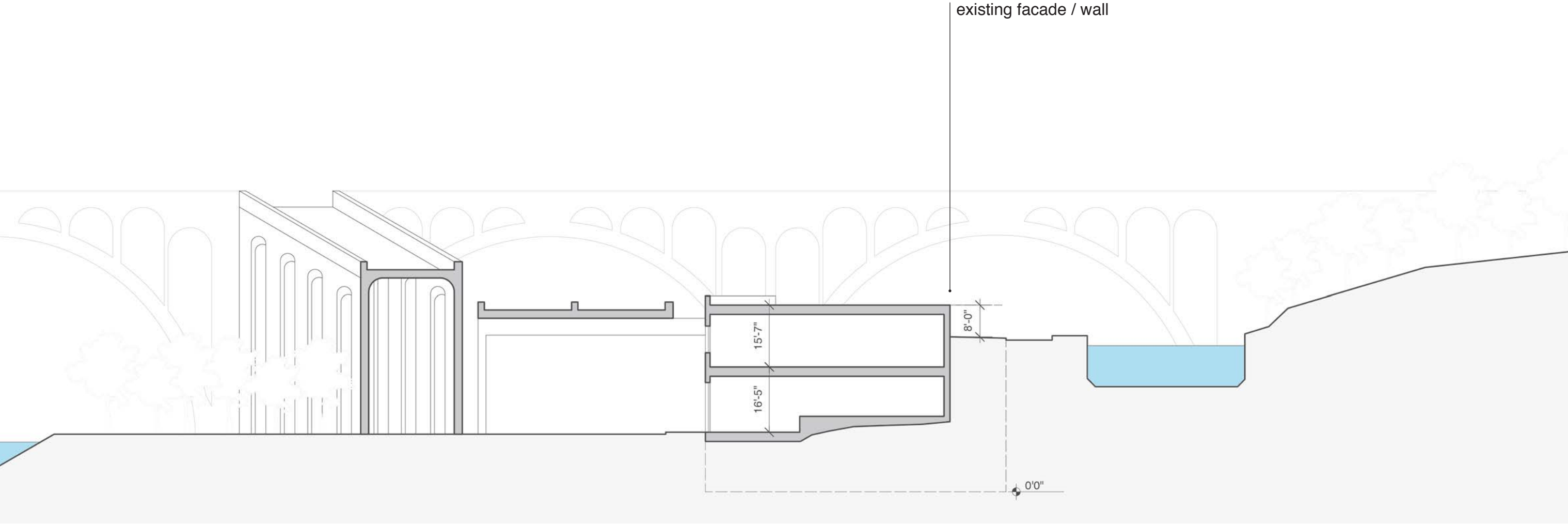
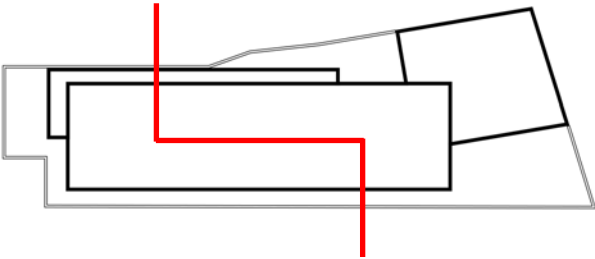


Corner view looking from Water Street

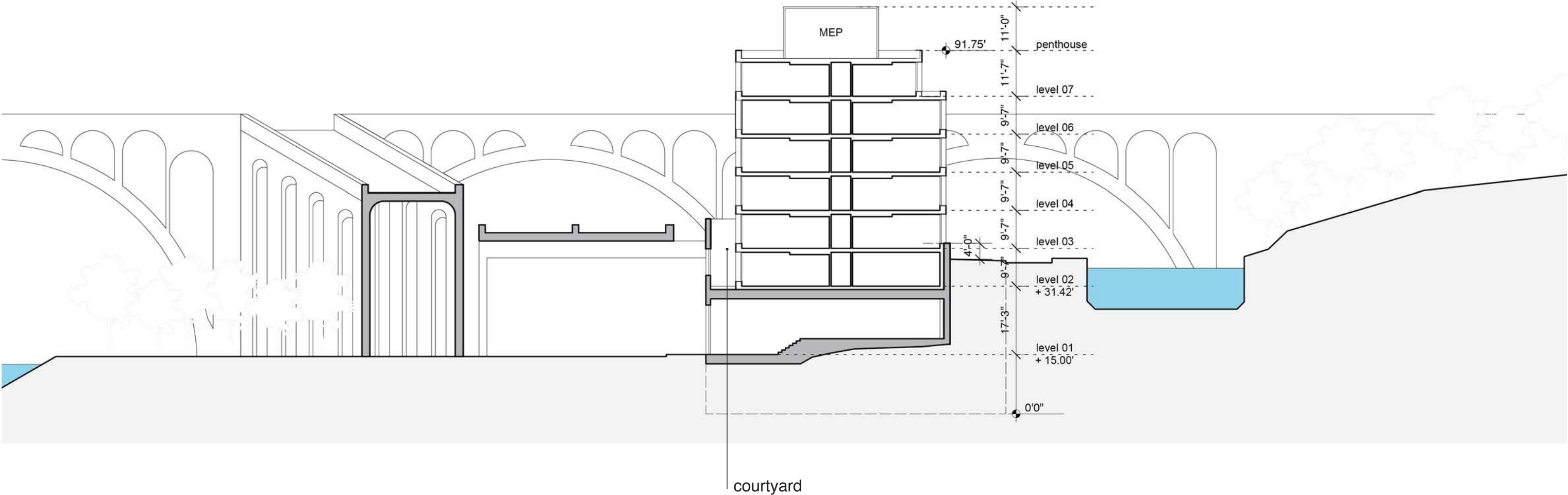
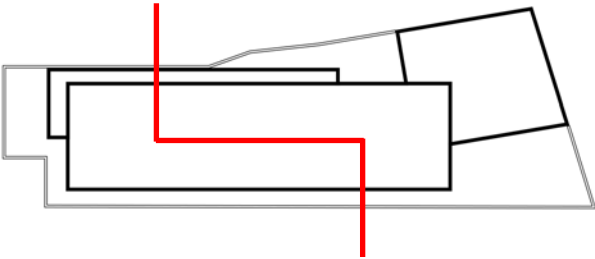


detailed landscape design

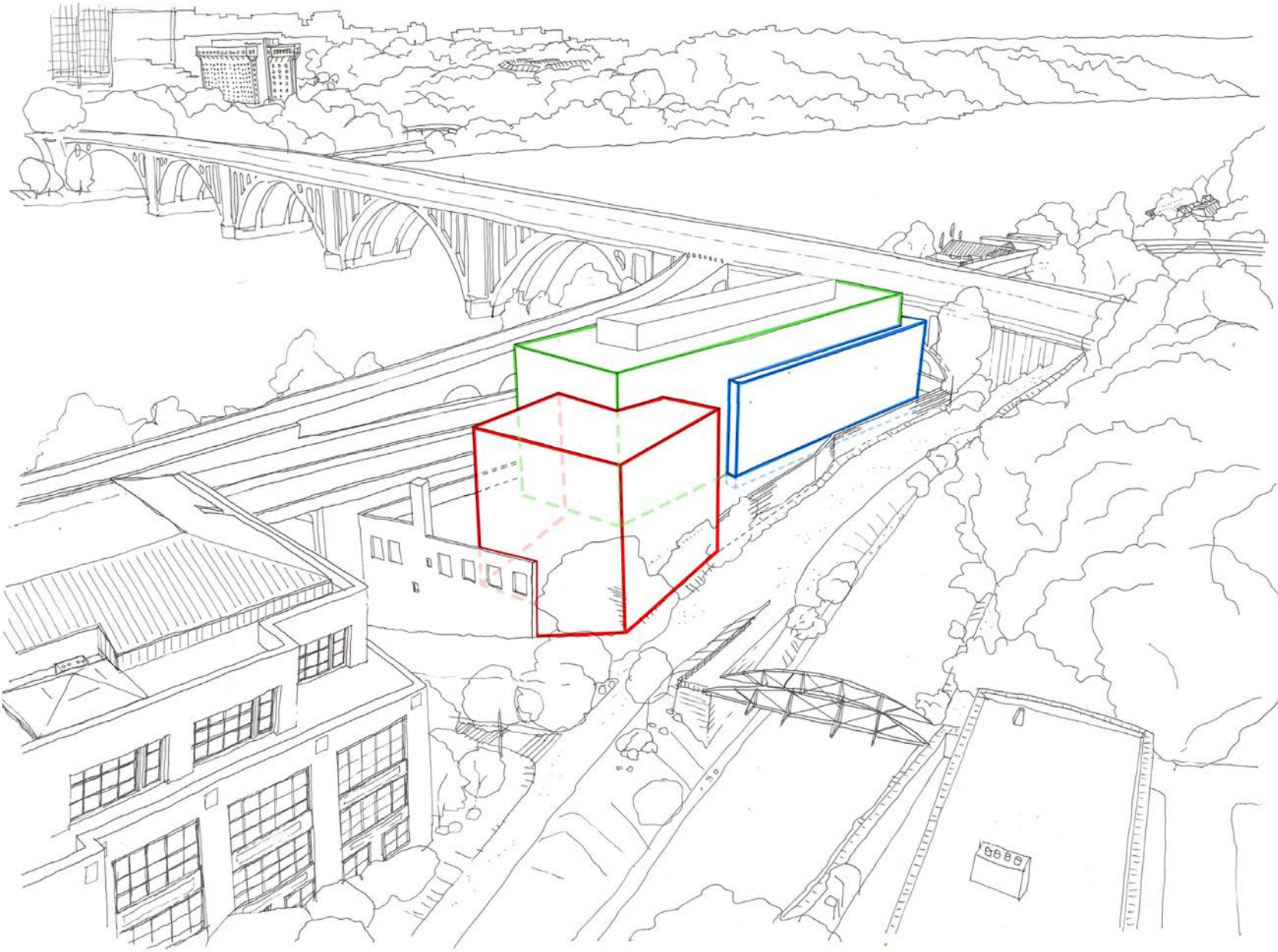
section existing warehouse



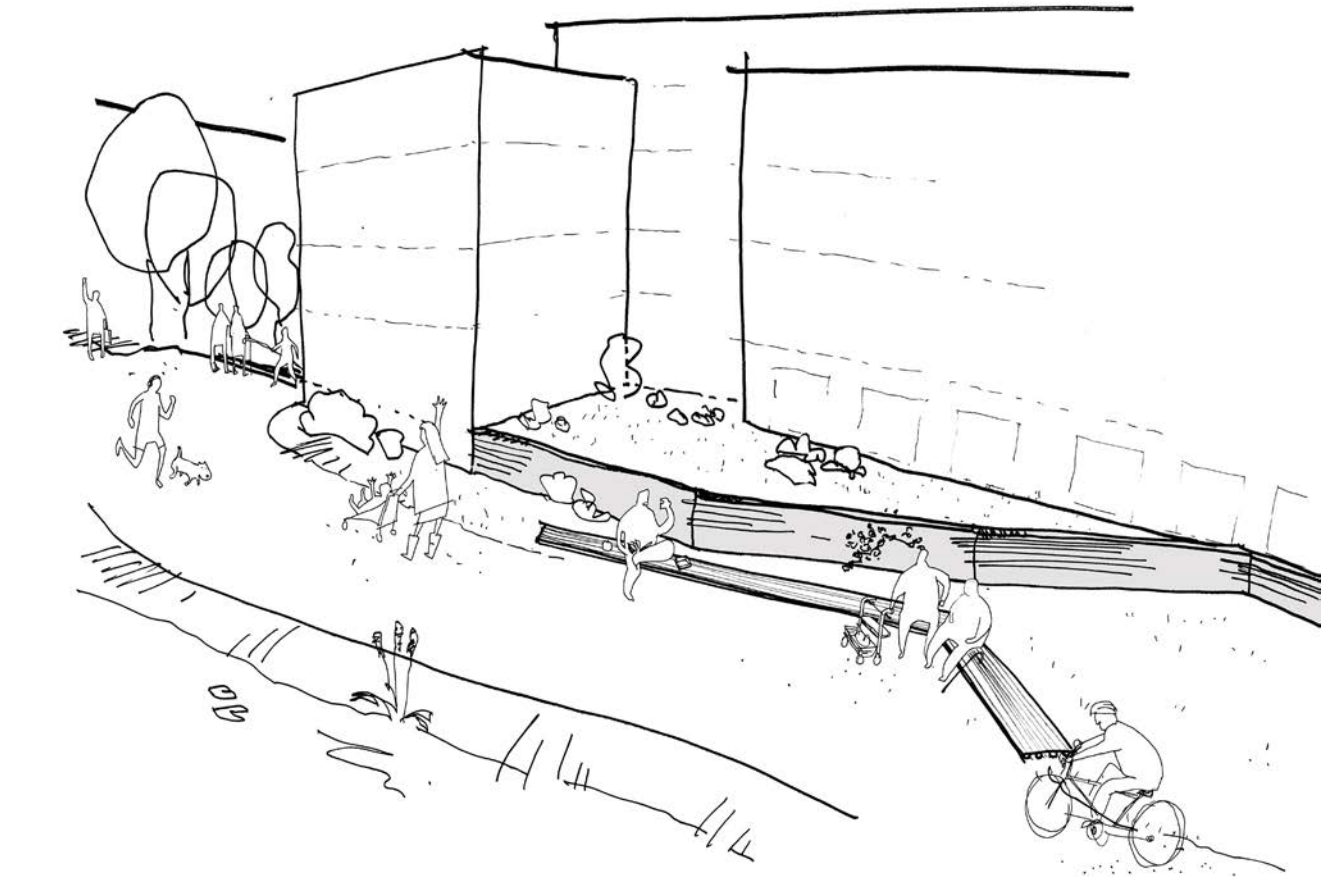
section proposed



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.

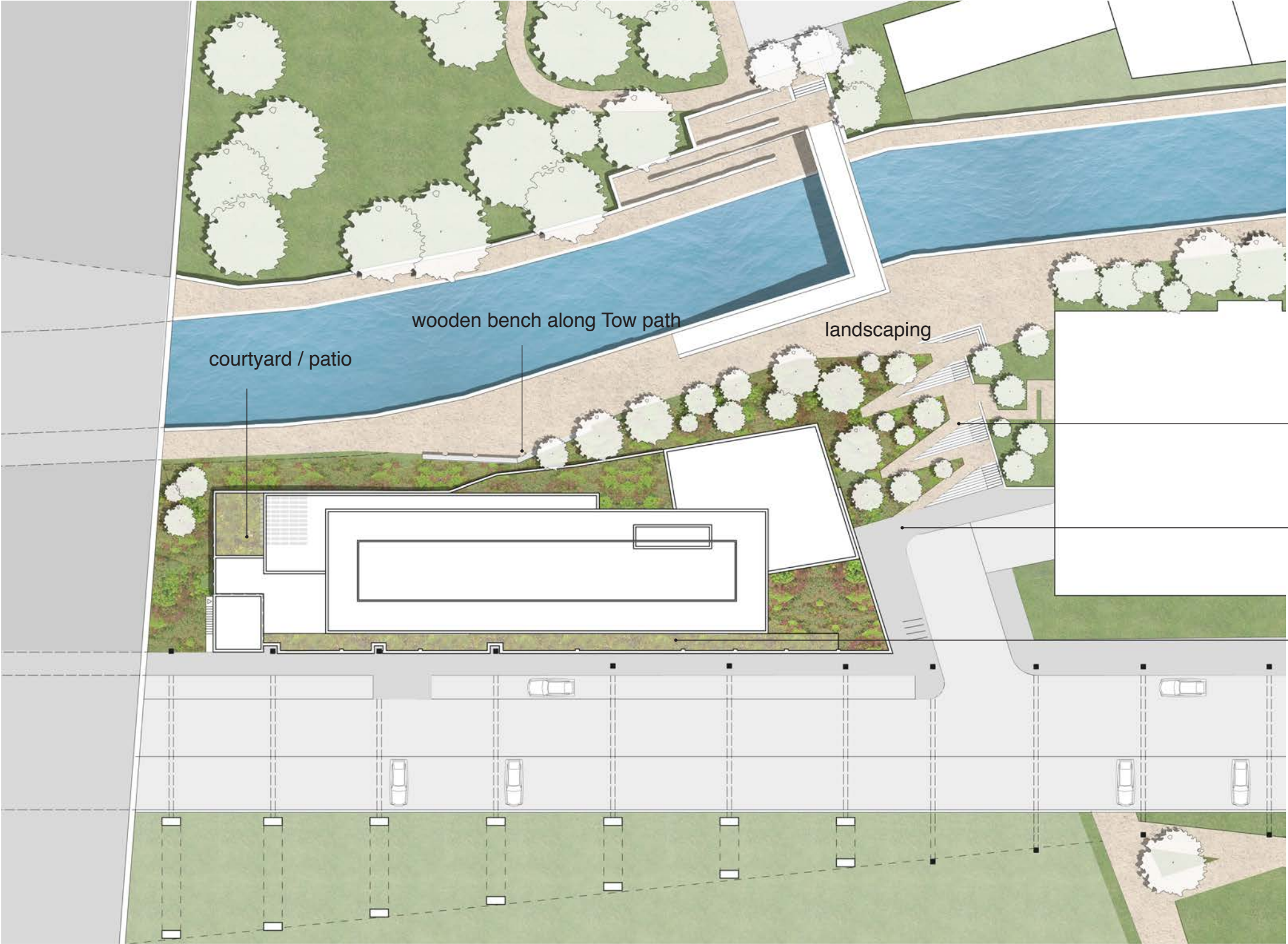
materiality and context



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





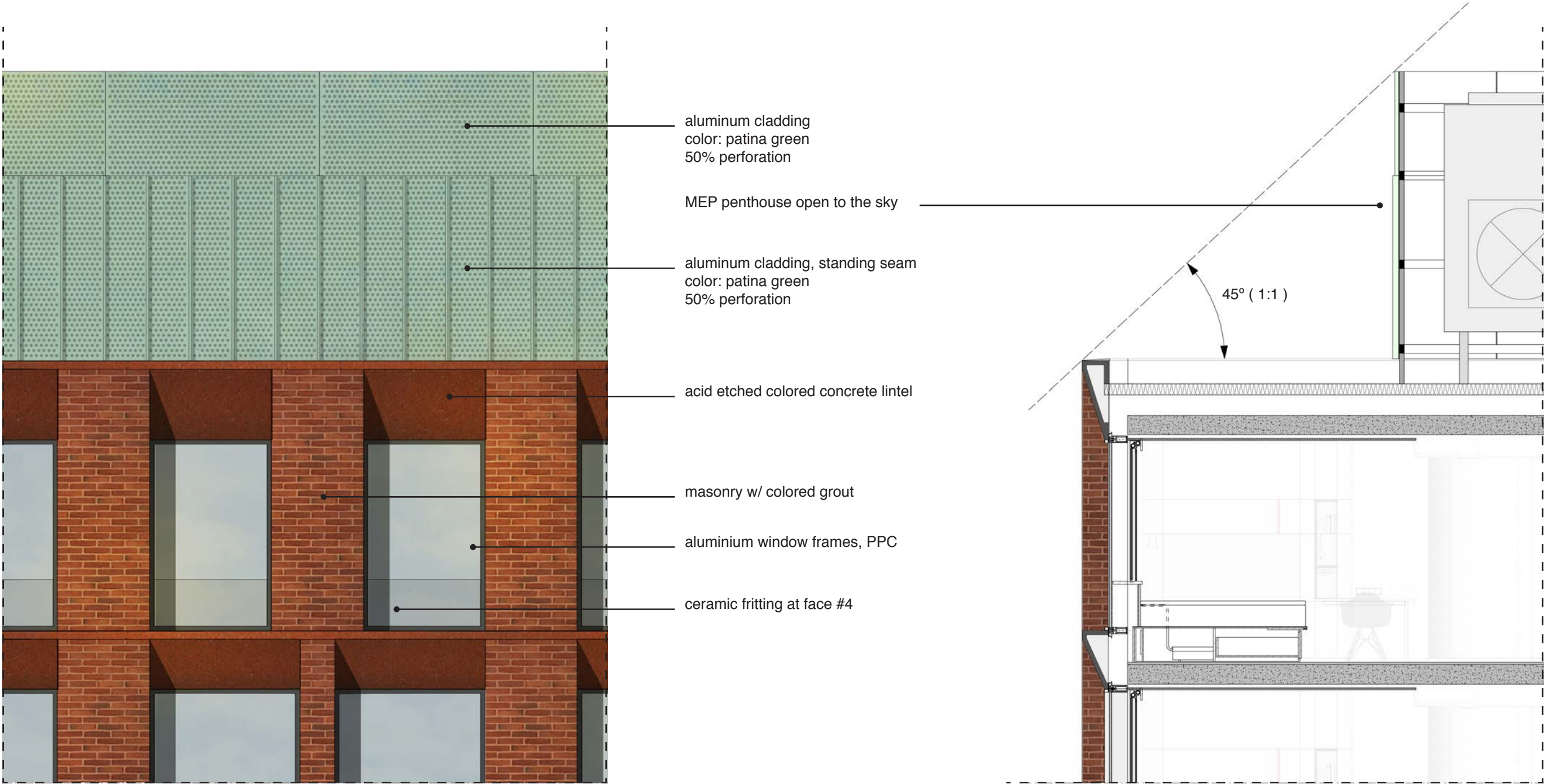
stairs with integrated ramp
concept to be coordinated with
NPS & C&O scope

continue public pavement

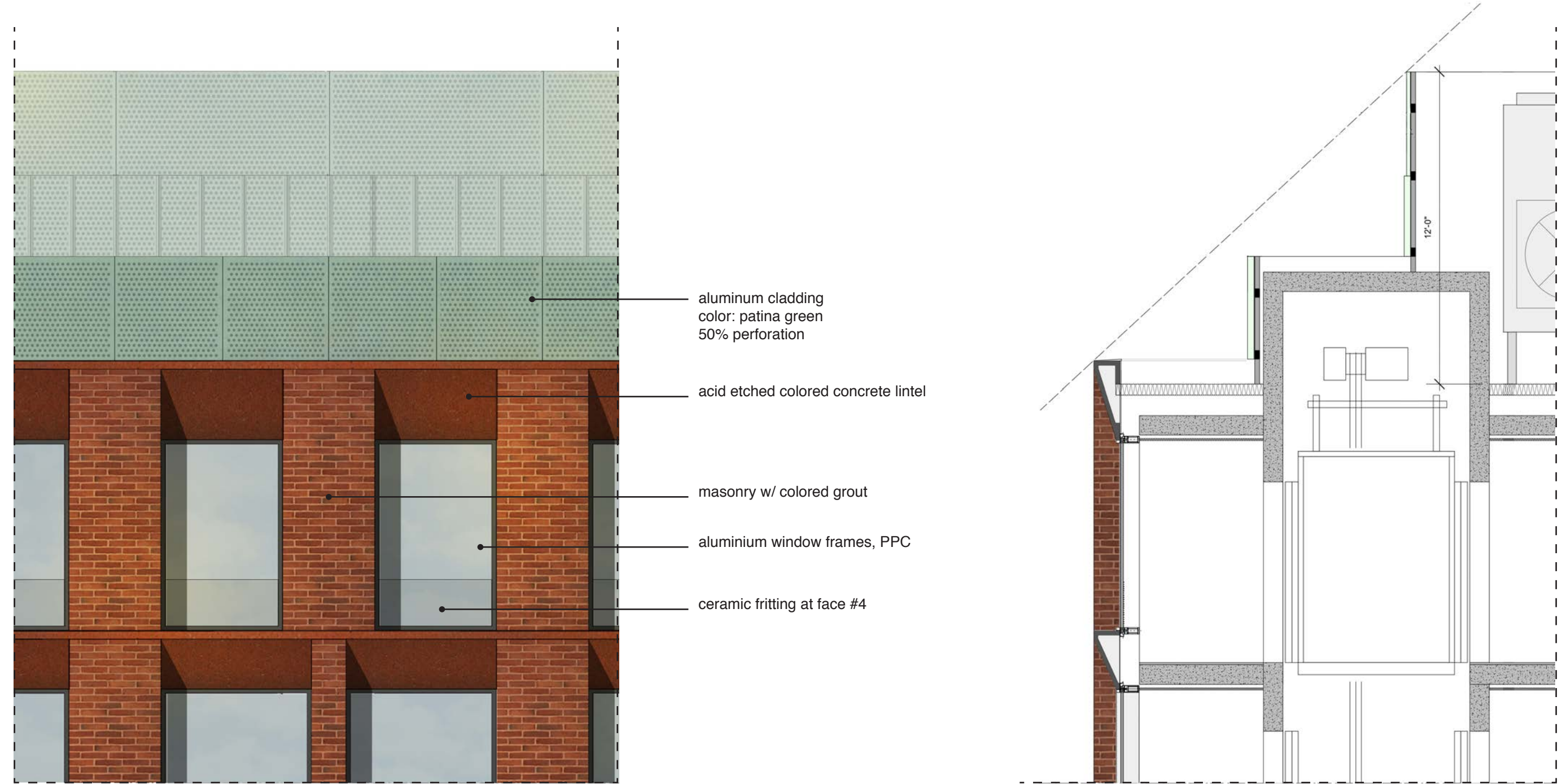
courtyard / patio

detailed design MEP penthouse

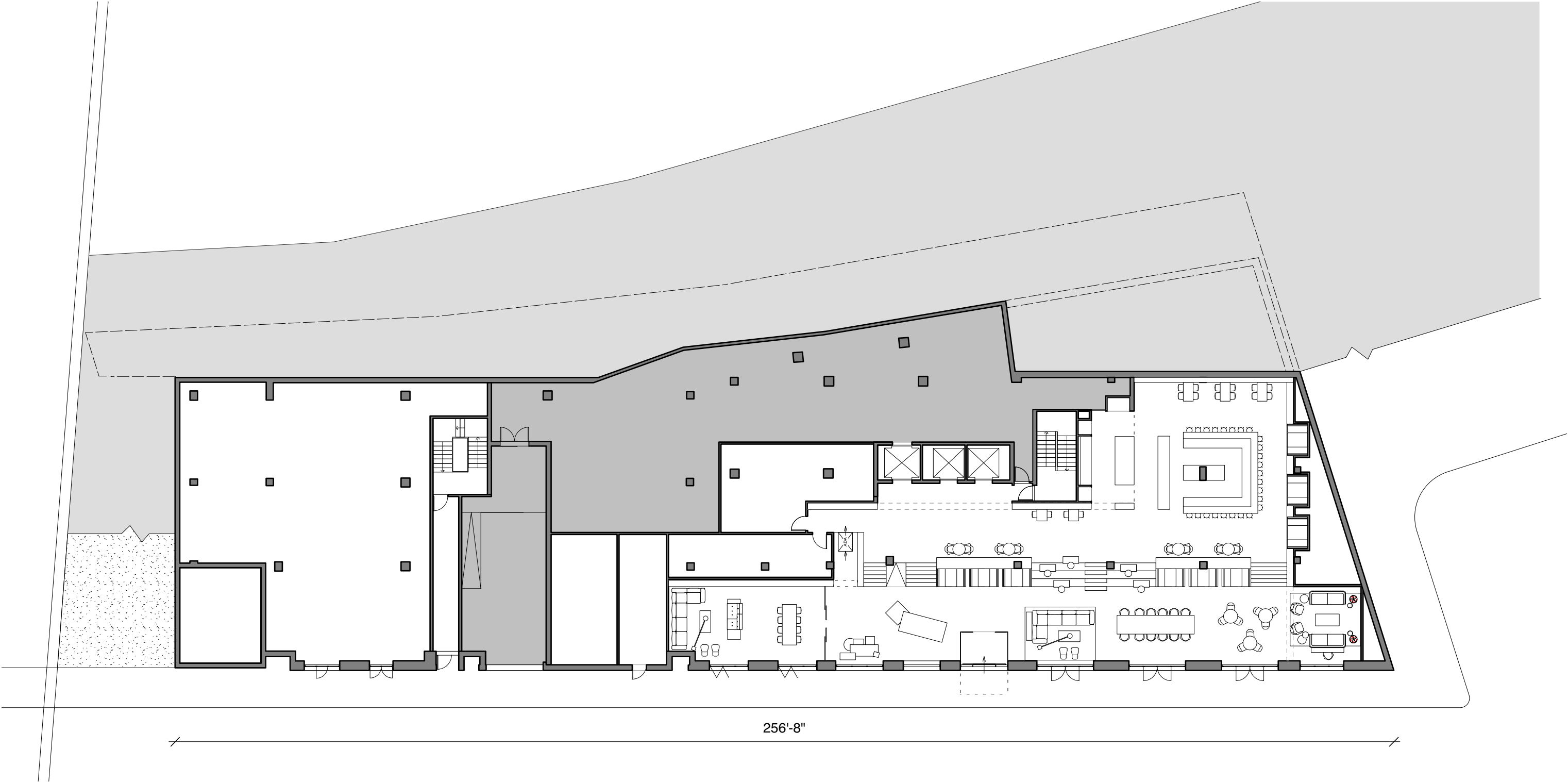
facade penthouse

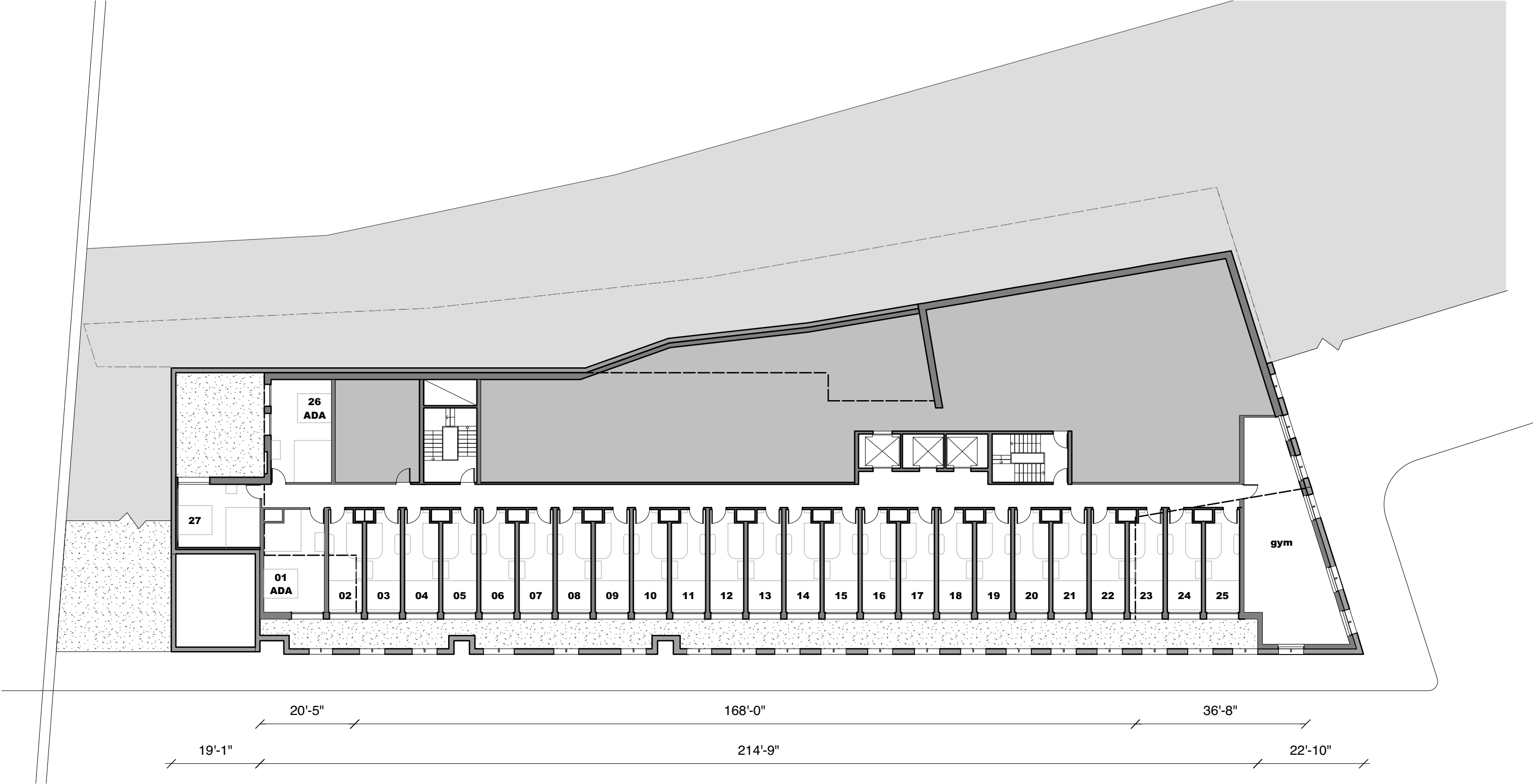


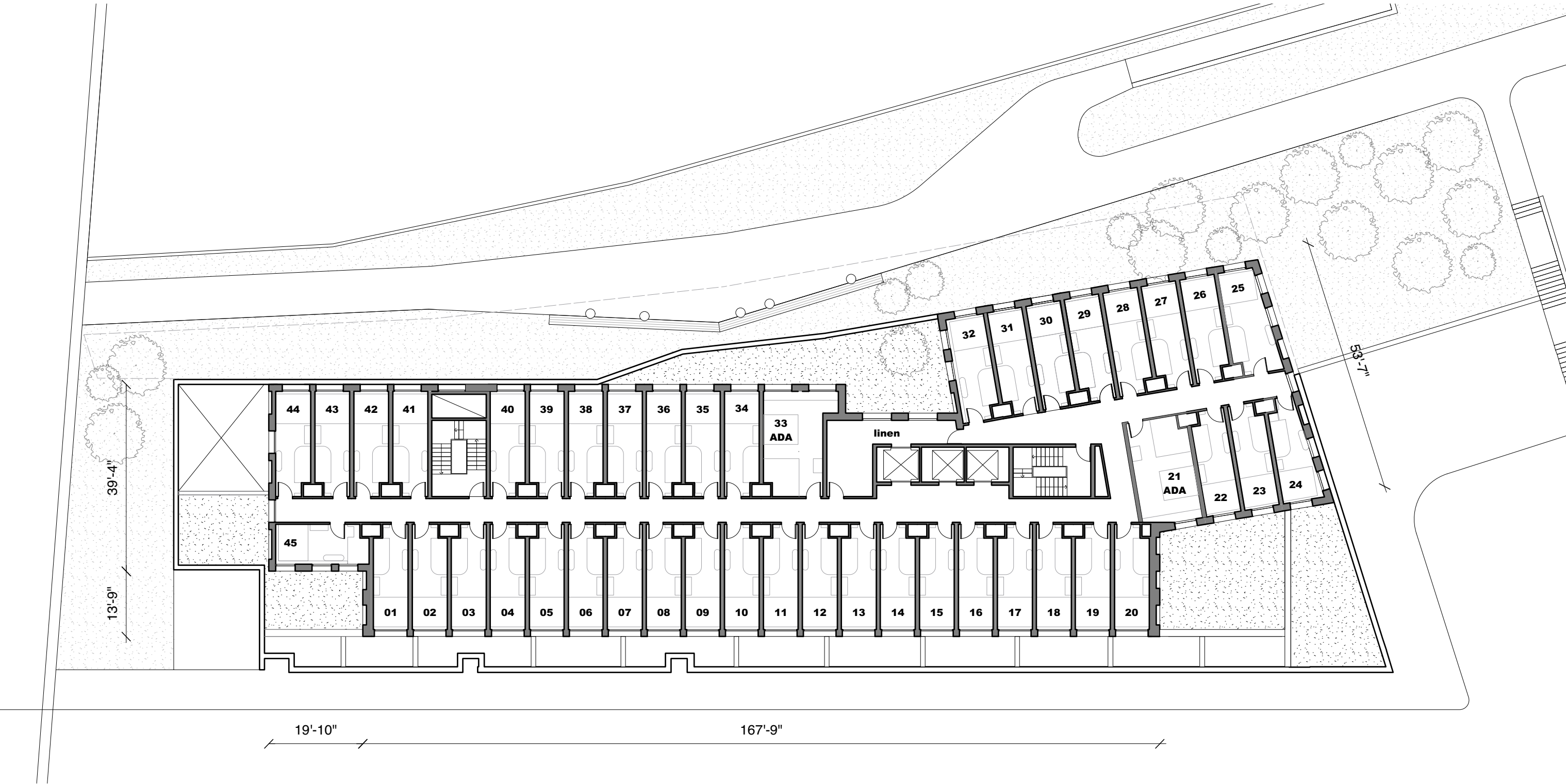
facade penthouse and elevator overrun

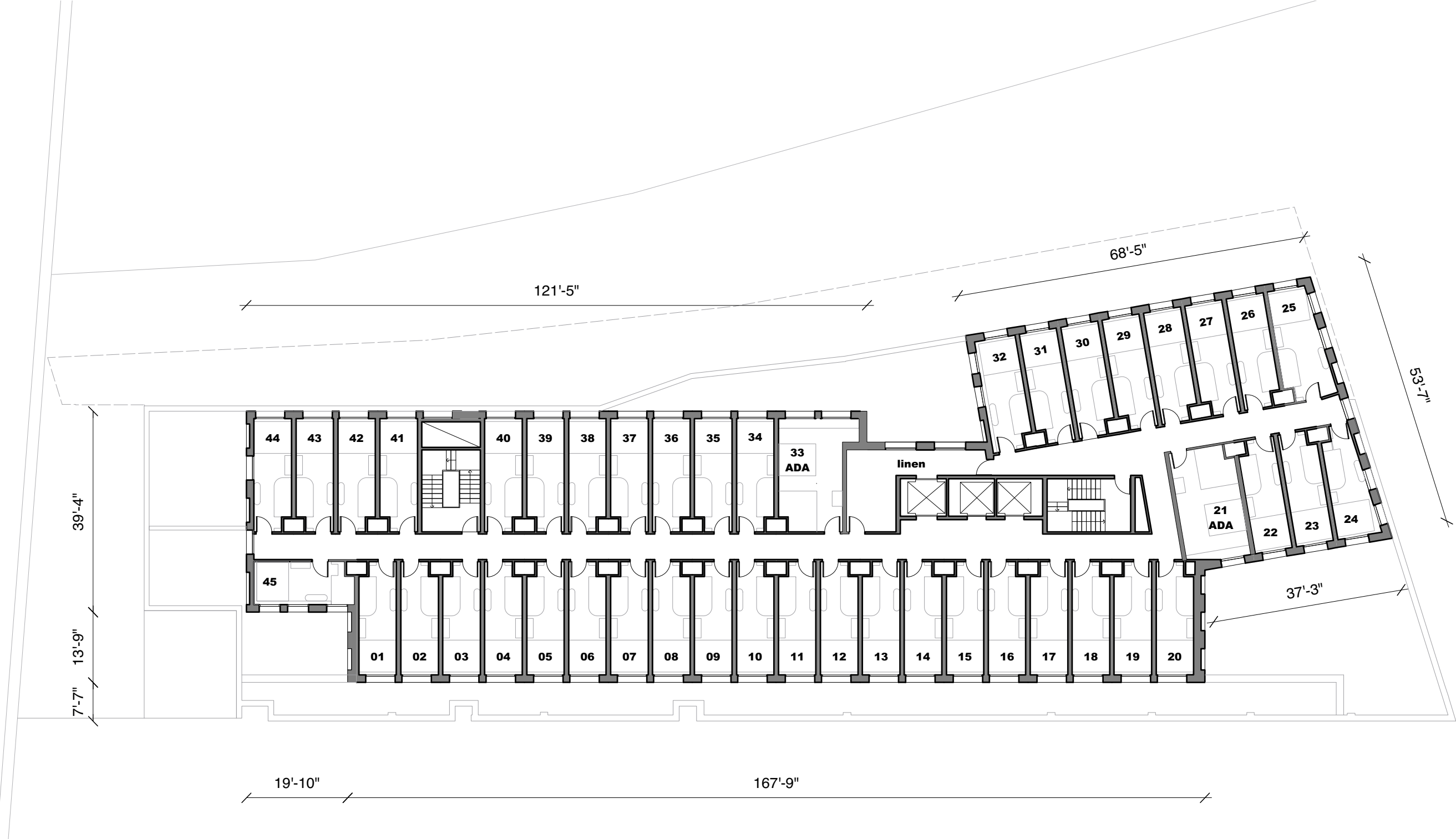


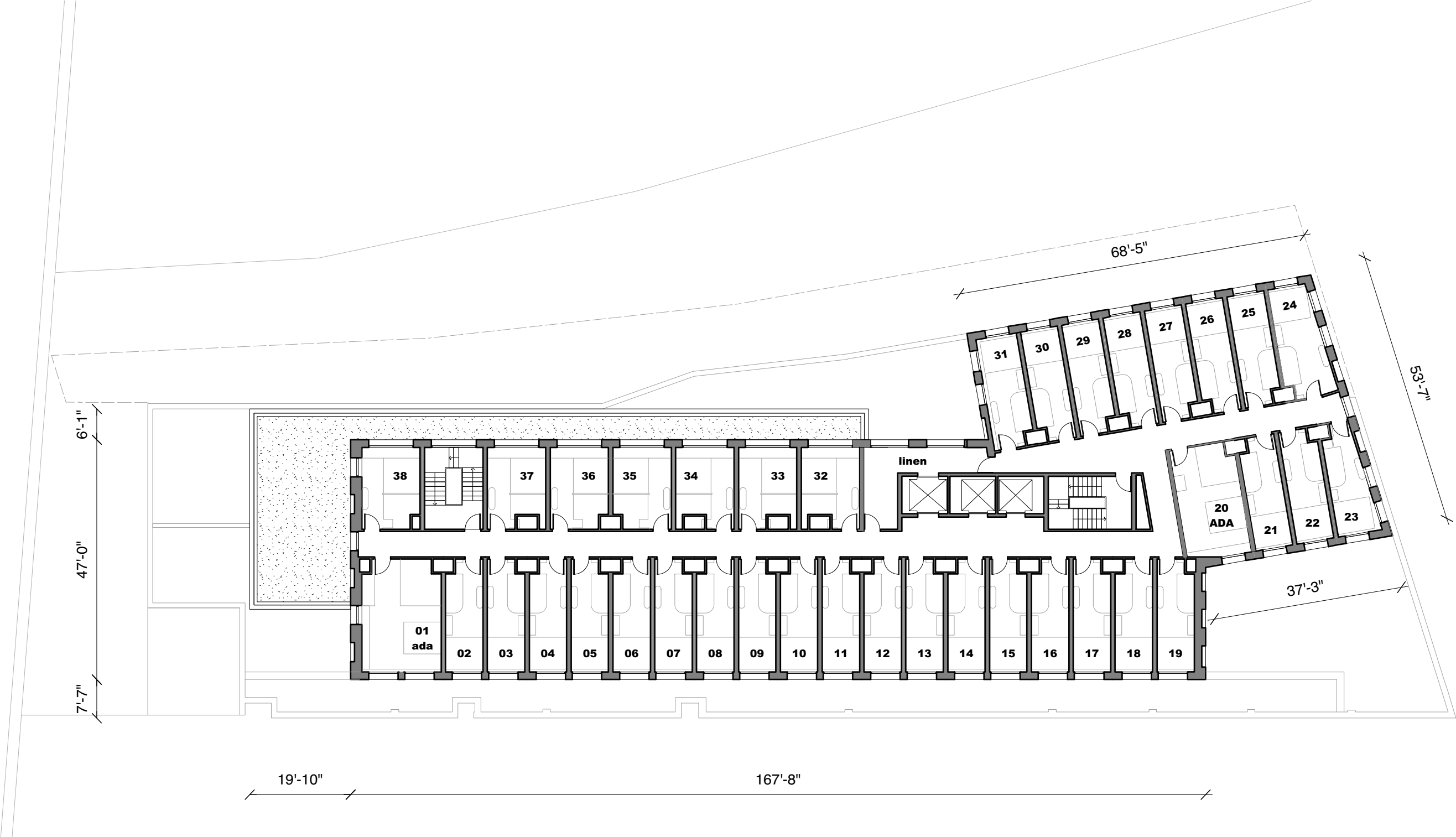
plans and elevations

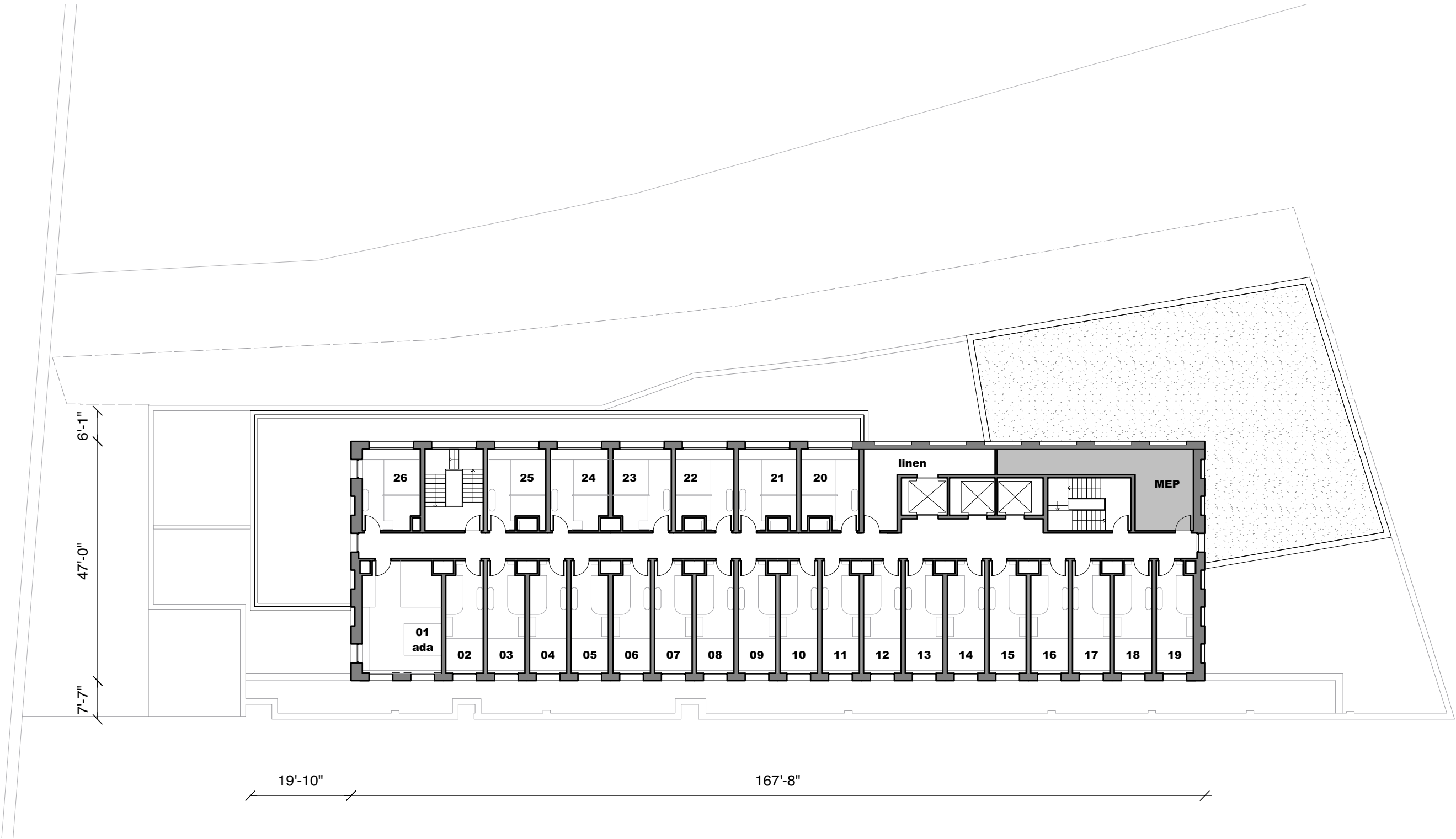


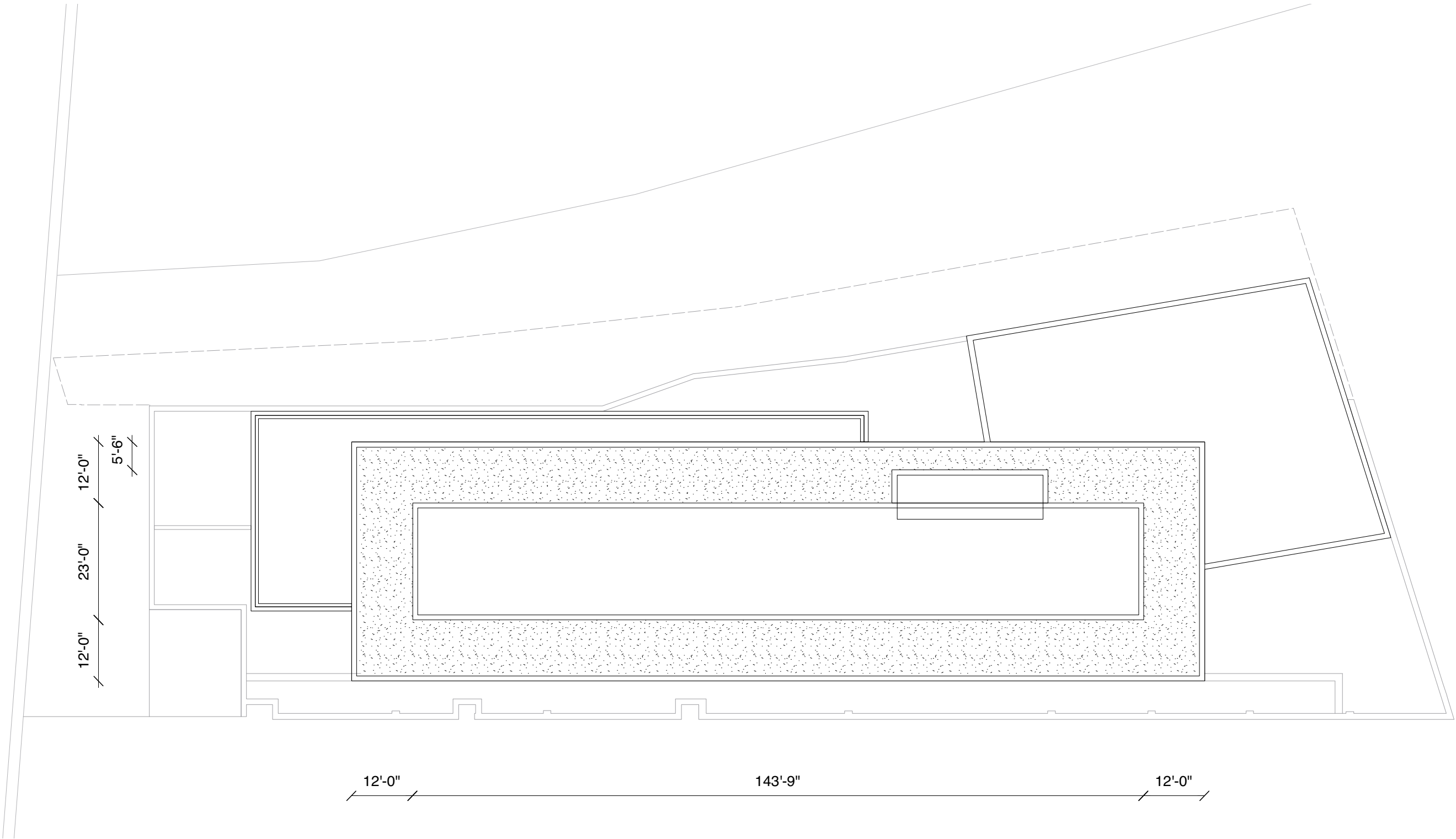






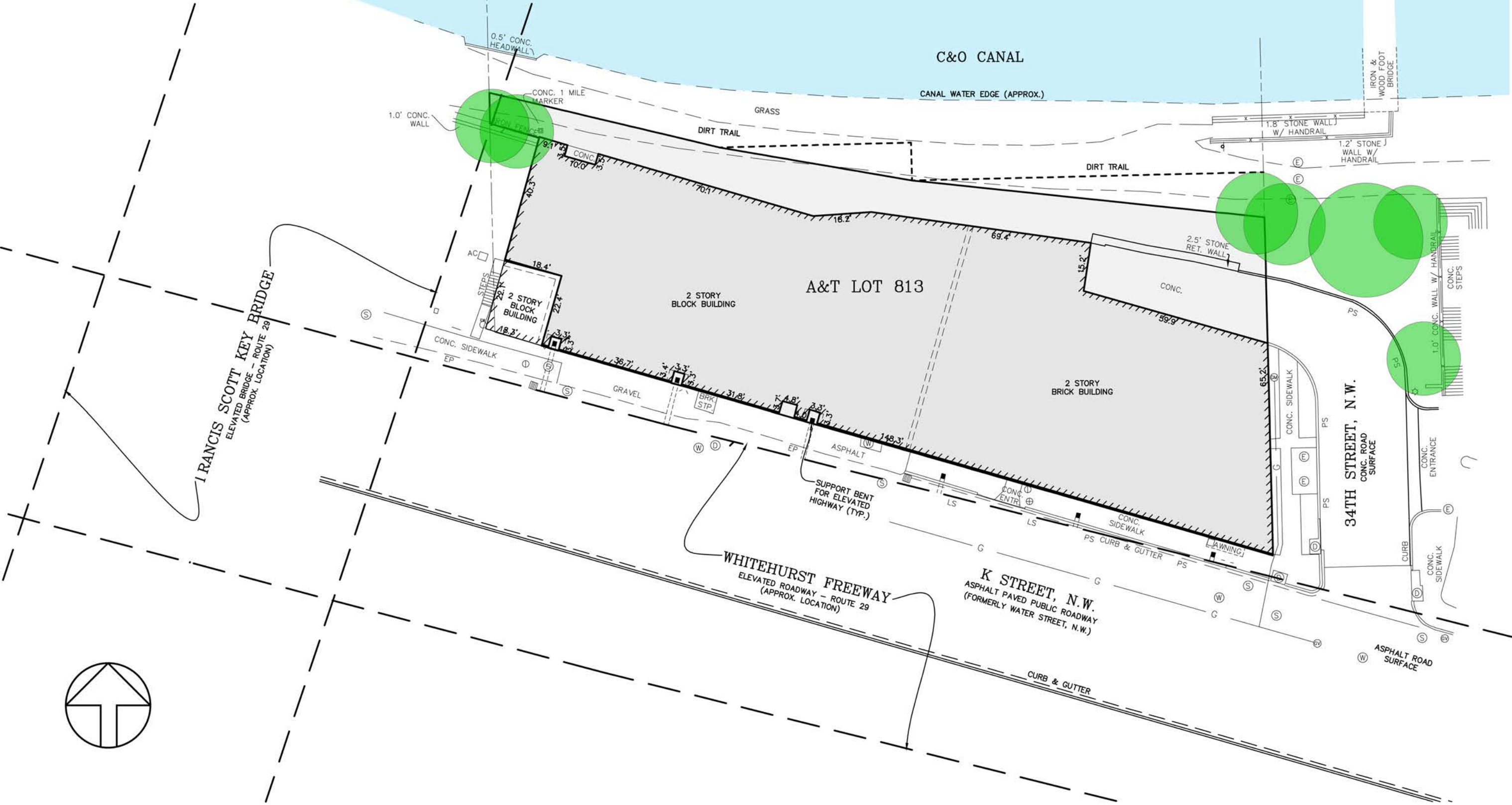






appendix

existing site plan



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)

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.

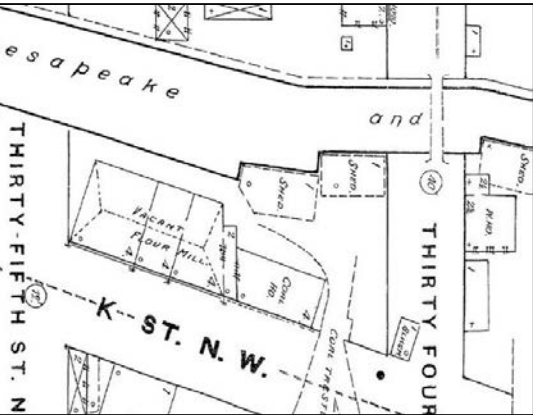


Figure 2. 1888 Sanborn Map.

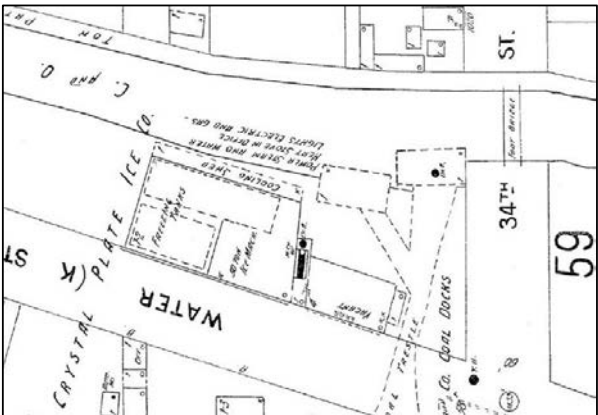


Figure 3. 1903 Sanborn Map.

3401 K Street, NW
November 2021

EHT Traceries
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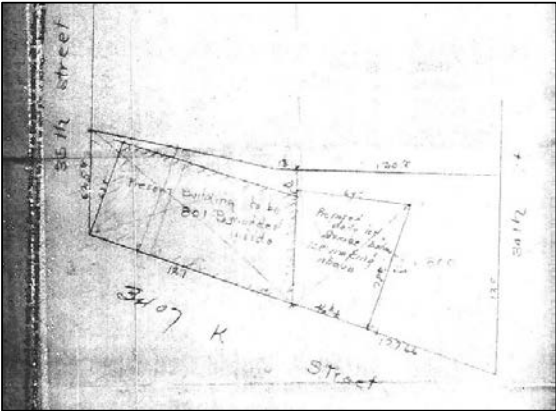


Figure 4. Plat showing addition (DC Permit #6486, February 11, 1926).

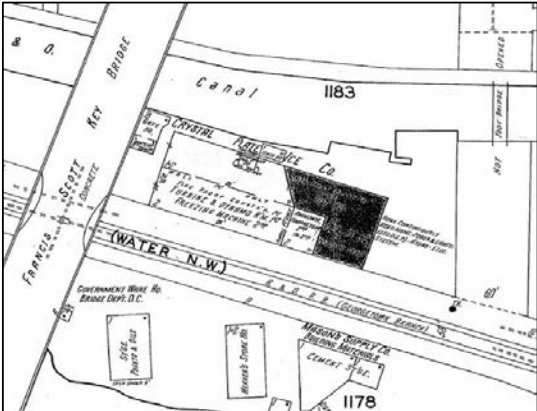


Figure 5. 1928 Sanborn Map.

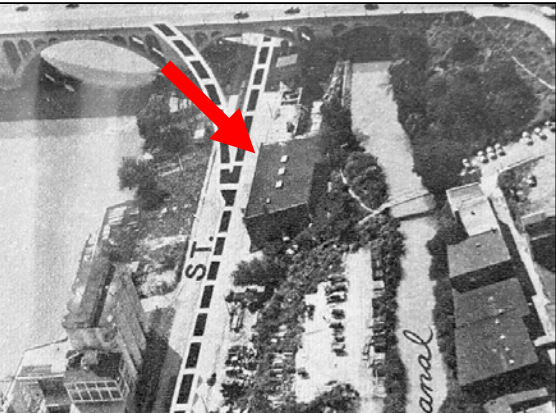


Figure 6. Bird's eye view of 3401 K Street, NW in 1945 (DCPL Peabody Room)

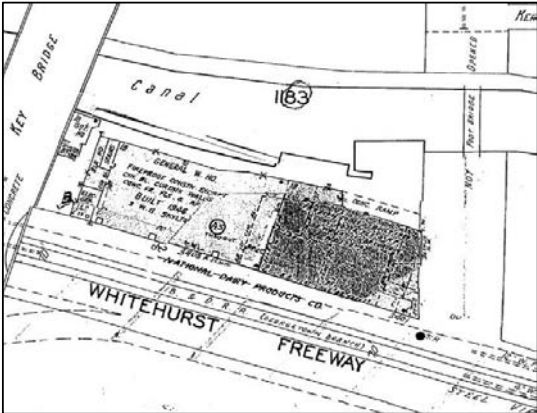


Figure 7. 1959 Sanborn Map.

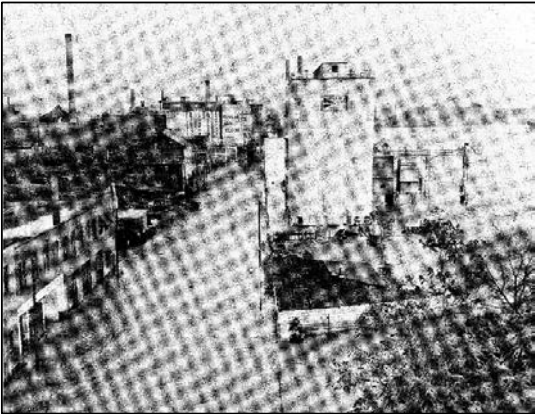


Figure 7. Image from Key Bridge looking east. 3401 Water Street at the lower left. (Evening Star, 1942).

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

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.

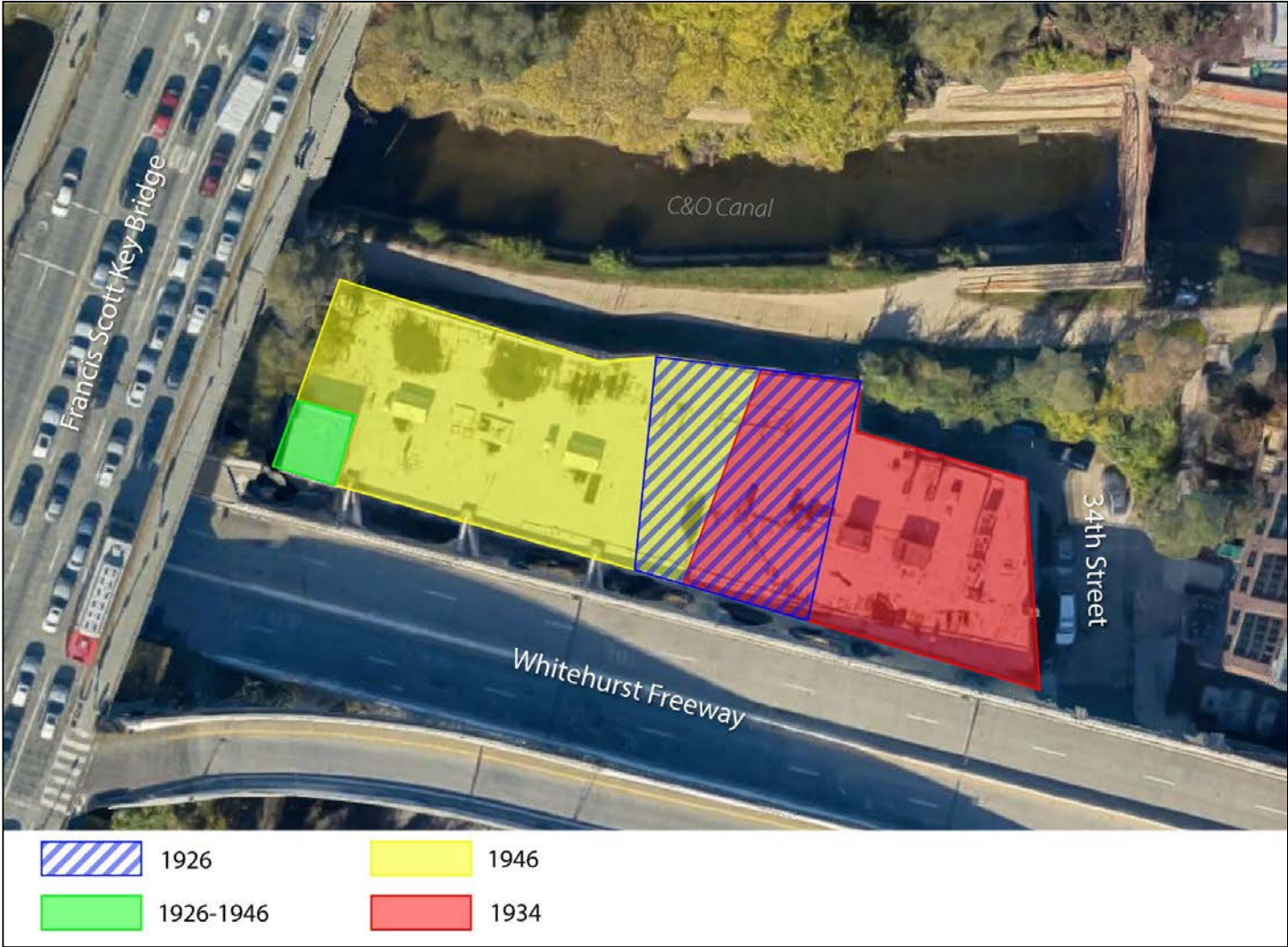


Figure 3. Construction chronology of 3401 K Street with approximate locations of additions.

owner and client:
Washington Georgetown
Properties LLC

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

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