

# Proposed Development of 471 & 473 H Street, NW Washington, DC 20001

## Project Location:

The project site is situated on the North side of H Street, NW in the Downtown Historic District. To the West of the site there are two other low-rise buildings from the 1920's. To the East is the Judiciary House, a ten-story public housing complex for seniors which holds 271 units. The remainder of the square contains a fourteen-story luxury apartment building and a twelve-story condominium building with ground floor retail space.

## Project Description:

471 & 473 H Street NW are two historic rowhouses built in 1874 & 1888 respectively. Both buildings are part of the Capitol Historic Trust Easement. They each have three stories and a cellar & basement. They were last occupied by a law firm but have been vacant for several years.

The proposed project would convert the properties to multi-family residential use and include the restoration of both historic facades fronting H Street. The complete exterior masonry structure of 473 will be maintained. The existing rear addition to 471 and a portion of the main structure would be removed to allow for a new L-shaped addition at the rear of the property. Together the buildings would house 46 affordable housing units.



Project Location –Not to Scale





# Proposed Development of

## 471 & 473 H Street, NW Washington, DC 20001

ZONING INFO				
SQUARE:	471 H St NW 0517	473 H St NW 0517	471 & 473 H St NW 0517	ASSOCIATED DC ZONING ARTICLE
LOT:	0834	0835	0834 & 0835	
EXIST. USE:	D-4-R	D-4-R	D-4-R	
PROPOSED USE:	D-4-R	D-4-R	D-4-R	
EXIST. LOT AREA:	2337 SQ.FT.	1700 SQ.FT.	4037 SQ.FT.	SUBTITLE I - 202.1
EXIST. LOT OCC.:	60.0% (1412.68 SF)	55.4% (941.63 SF)	100.0% (4037 SF)	
PROPOSED LOT OCC.:				
MAX. LOT OCC:	100% (2337 SF)	100% (1700 SF)	100% (4037 SF)	SUBTITLE I - 200.2
EXIST. FAR:	1.59 (3719.56 SF)	2.22 (3766.52 SF)	1.85 (7486.08 SF)	
PROPOSED FAR:			28,069.4 SQ FT	SUBTITLE I - 532.1 / 532.4
MAX. FAR:	6.0 (HISTORIC W/ <6)	6.0 (HISTORIC W/ <6)	24,222.00 SQ FT	
EXIST. BUILD. HEIGHT:	42'-6 1/2"	43'-0"	43'-0"	
PROP. BUILD. HEIGHT:			110.0 + PENTHOUSE	
MAX. BUILD. HEIGHT:	90'-0" + 20'-0"	90'-0" + 20'-0"	90'-0" + 20'-0"	SUBTITLE C - 702.1/SUBTITLE I - 212
EXIST. # PARK. SPACE:	1	1 FULL SIZE, 1 COMPACT	1 FULL SIZE, 1 COMPACT	
PROP. # PARK. SPACE:	1		0	
MIN. # PARK. SPACE:	1 PER 3 >4	1 PER 3 > 4	0 SPACES	SUBTITLE C 802
EXIST. # BICYCLE SPACE:	0.0	0.0	0.0	
PROP. # BICYCLE SPACE:			16	
MIN. # BICYCLE SPACE:	1 FOR EA 2,500 SQ FT	1 FOR EA 2,500 SQ FT	1 FOR EA 3 DWELLING	SUBTITLE I - 208.1
EXIST. GAR:	0.0	0.0	0.0	
PROP. GAR:			0.24 (1615.7 SF X .6))	
MIN. GAR:	0.2	0.2	0.2 (807.4 SF)	SUBTITLE I - 205.1
EXIST. REAR YARD SETBACK	15'-6"	38'-5"		
PROP. REAR YARD SETBACK			12'-0"	
MIN. REAR YARD SETBACK	12'-0"	12'-0"	22'-11" =(110' X 2.5'')/12"	

### D-4-R Development Standards for Downtown Zone:

Building Category: Residential

Description: Permits High-density mixed use development with an emphasis on residential usesThe purposes of the [D-4-R zone](#) are to promote the development of high-density residential and mixed-use neighborhoods on:

- Massachusetts Avenue between Thomas Circle and New Jersey Avenue, N.W.
- The Mount Vernon Triangle neighborhood located between New York, New Jersey, and Massachusetts Avenues, N.W.; and
- The blocks between Massachusetts Avenue, N.W. and Judiciary Square.

A building with frontage on a designated primary or secondary street shall meet the design requirements on [Subtitle I § 602](#). A building in the D-4-R zone fronting on a designated primary street segment in the Mount Vernon Triangle Principal Intersection Area Sub-Area shall conform with the design requirements in [Subtitle I §§ 612.5 and 612.6](#)

The following [Downtown Sub-Areas](#) are found within the D-4-R zone: Chinatown, Massachusetts Avenue Corridor and Mt. Vernon Square, Mount Vernon Triangle, Mount Vernon Triangle Principal Intersection, Blagden Alley Residential Transition.

It is understood the Property is not subject to the requirements of Subtitle I, Chapter 6 per the map / Figure I 601 (a) & (b).



# Proposed Development of 471 & 473 H Street, NW Washington, DC 20001



Existing Front Façades of 471, 473, 475 & 477 H Street NW



Existing Rear Facade



Northeast view from intersection of 5th & H Streets NW



View East down H Street NW



View to West from H Street sidewalk



# Proposed Development of 471 & 473 H Street, NW Washington, DC 20001

The proposed site is located in the Downtown Historic District. The area surrounding the site has a mixture of residential, commercial , religious, and government properties. Including the St. Mary's German Church (c.1844), Rectory (c. 1887) and School (c.1906) buildings across H Street. The Government Accounting Office (c. 1951) occupies the remainder of the block to the South. The International Exchange Bank Building (c. 1923) sits on the Northeast corner of 5th & H Streets with another 1920's building adjacent to it. The Old Engine Company No. 6 building (c. 1862) also shares a block with this site. The nearby buildings are a mixture of ages, styles and materials. Older structures are primarily brick and stone with wood windows. Newer structures include concrete block and cast concrete panels, aluminum windows and cladding with brick veneers.



St. Mary's Church during Construction of GAO Building



International Exchange Bank Building



Engine Co. No. 6

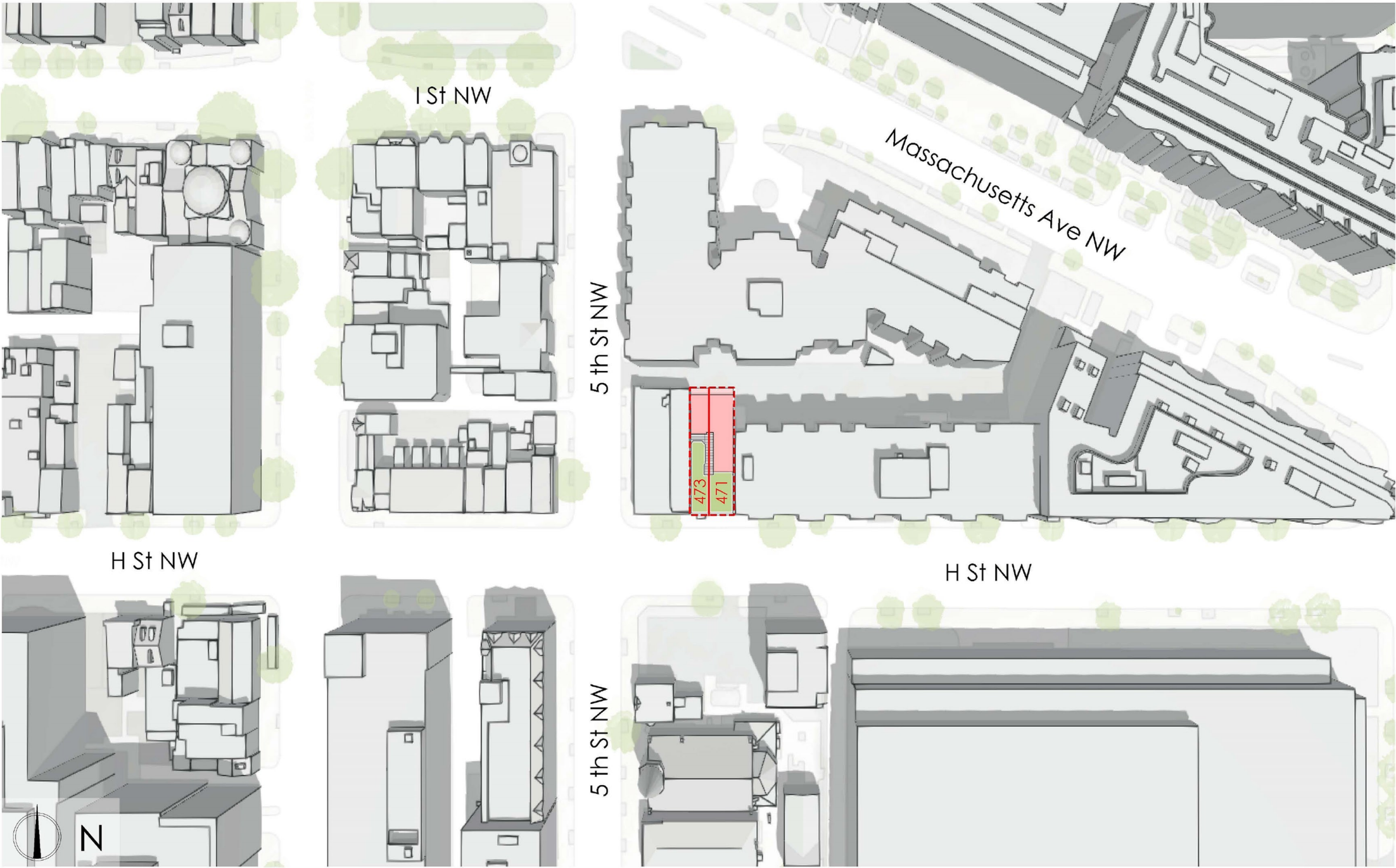


GAO Building

\*Photo Sources: DC History Center, Library of Congress, DC Historic Sites Database

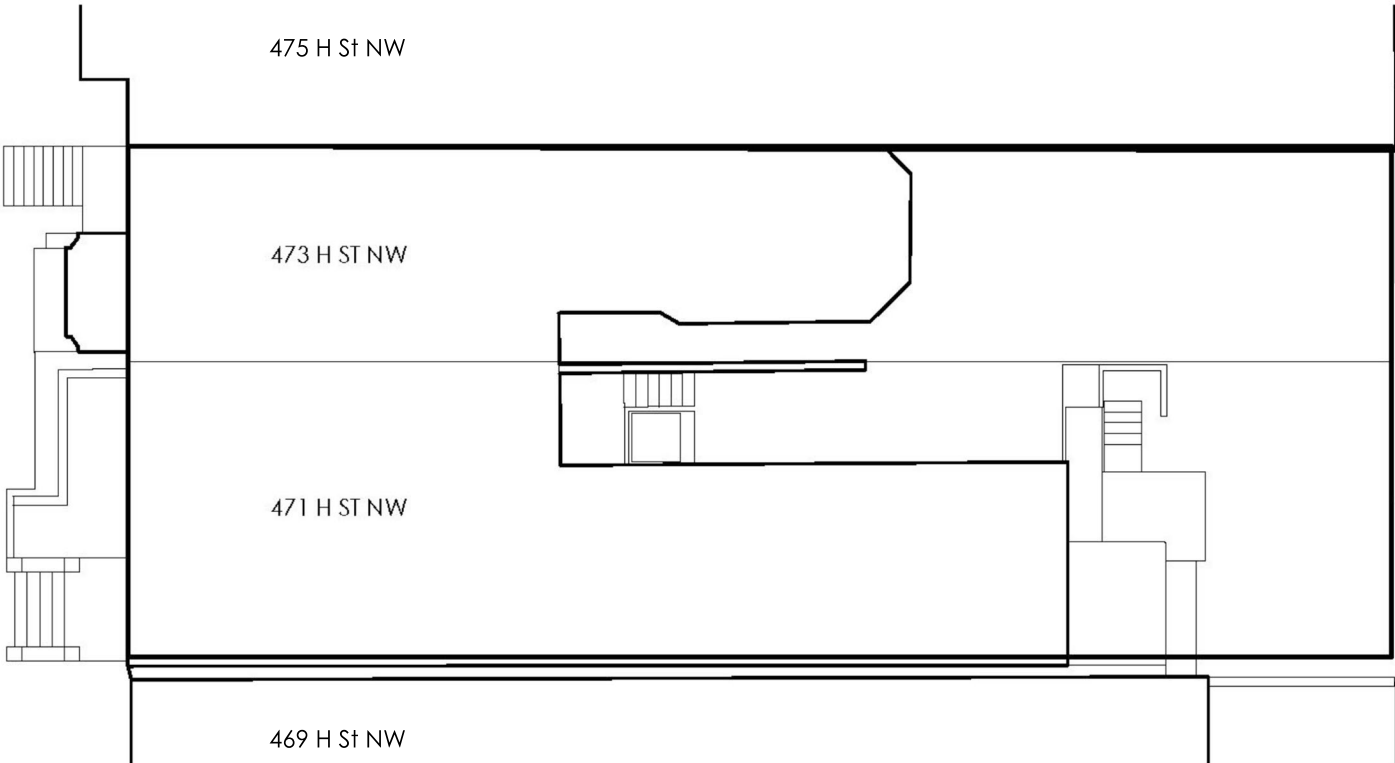


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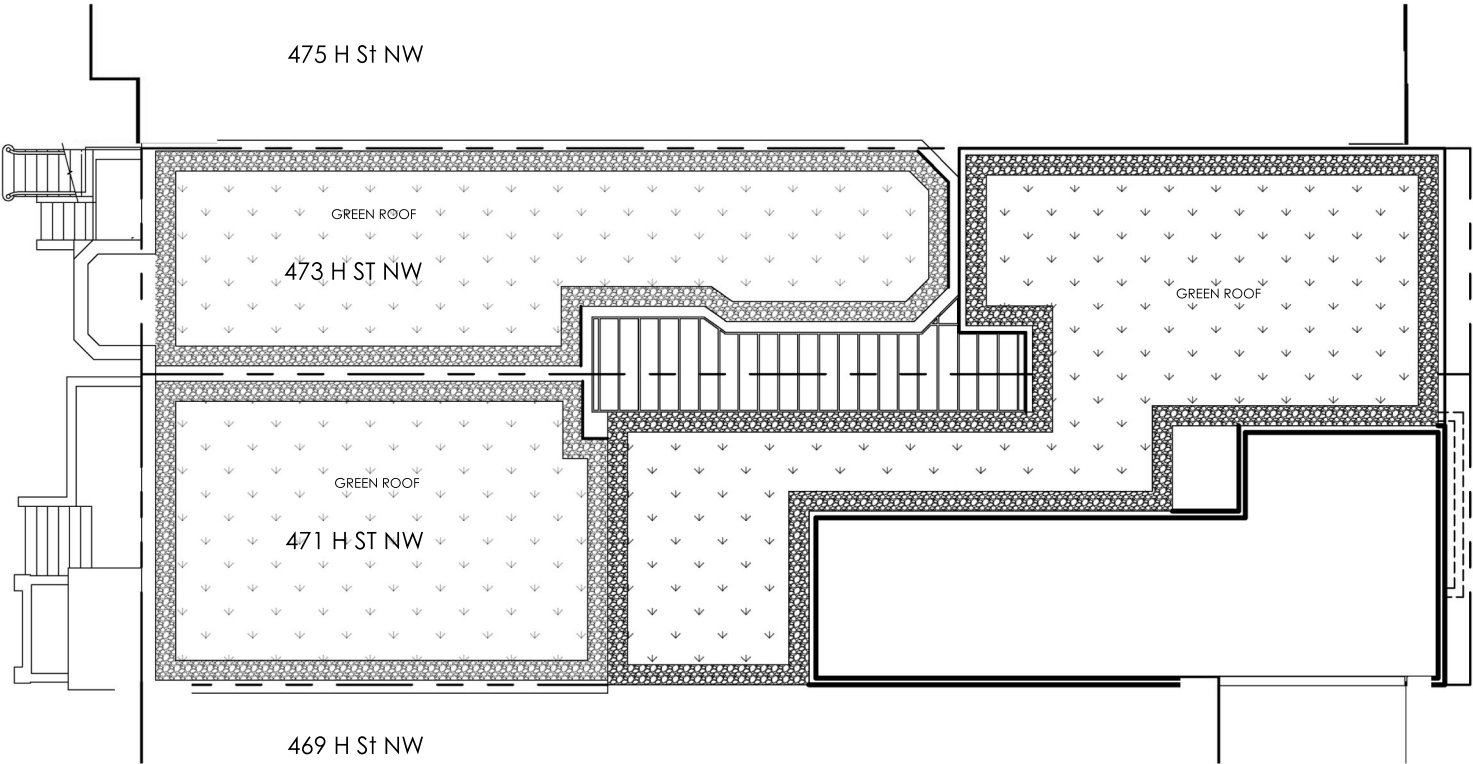




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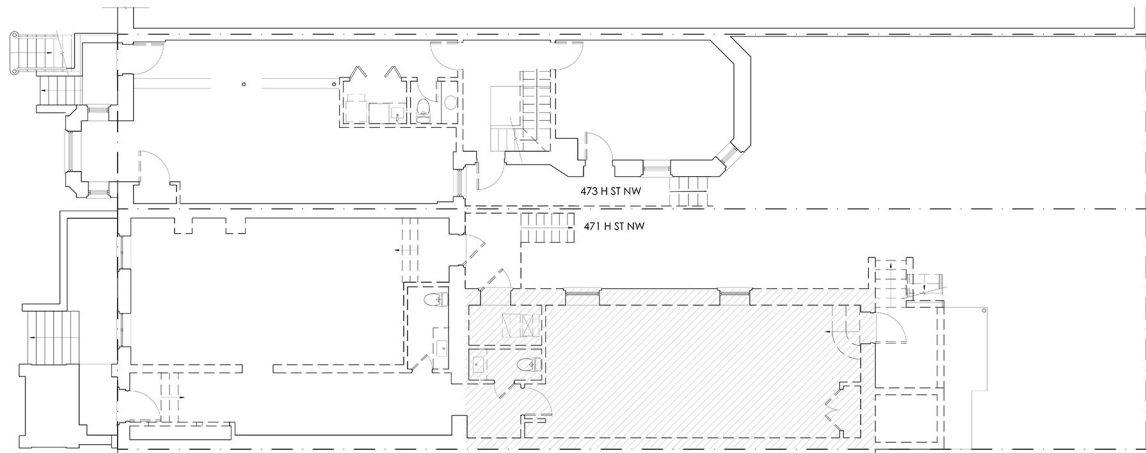
Existing Site Plan: 1/16" = 1'-0"



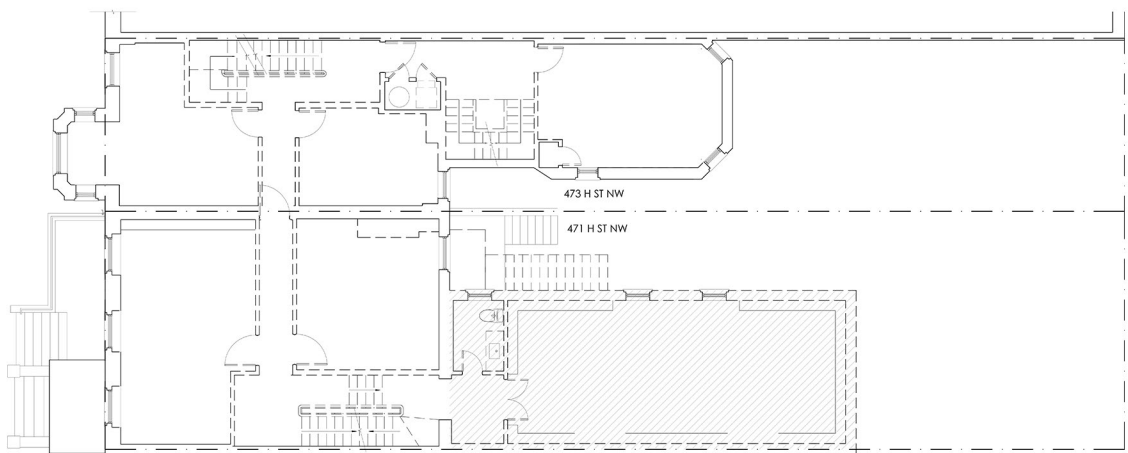
Proposed Site Plan: 1/16" = 1'-0"



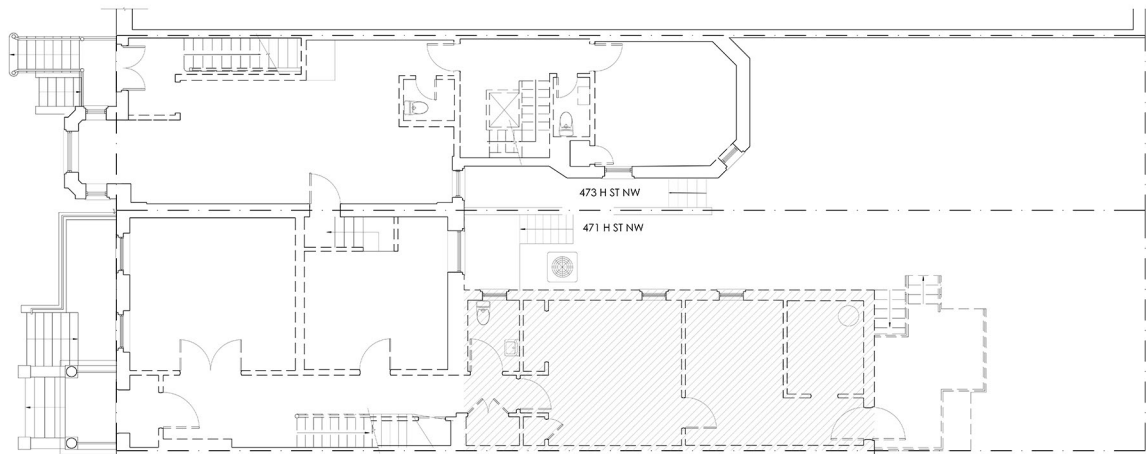
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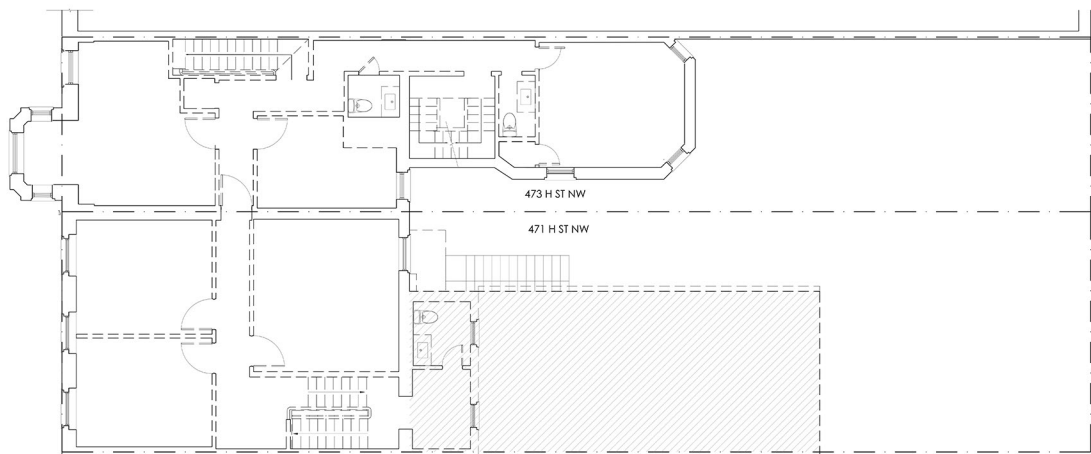
Cellar & Basement Demolition Plan: 1/16" = 1'-0"



2nd Floor Demolition Plan: 1/16" = 1'-0"



1st Floor Demolition Plan: 1/16" = 1'-0"



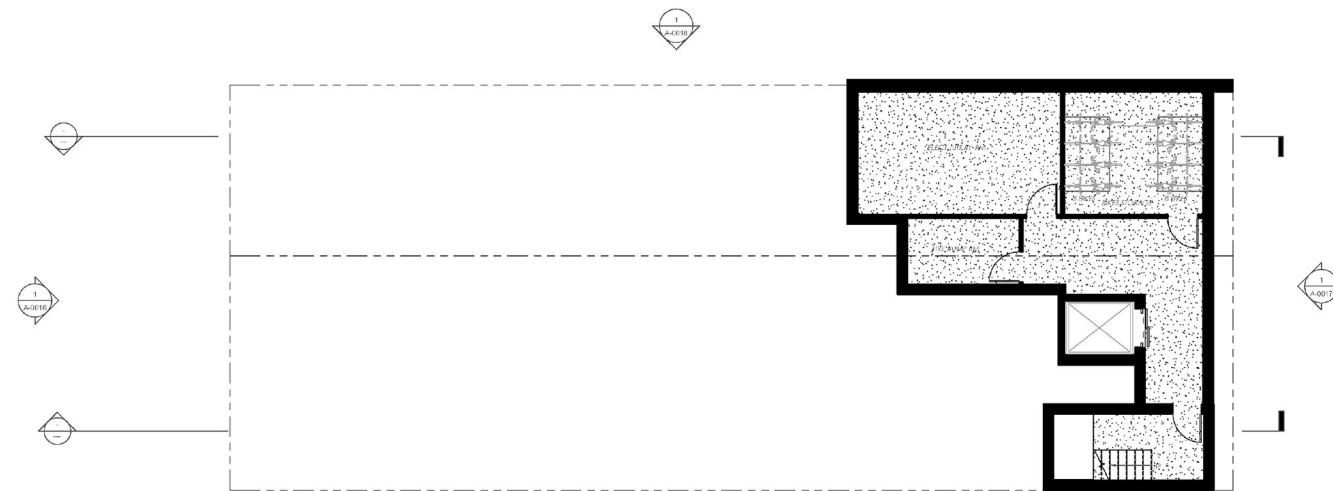
3rd Floor Demolition Plan: 1/16" = 1'-0"

WALL KEY	
	EXISTING WALL TO REMAIN
	STRUCTURE TO BE FULLY REMOVED
	TO BE REMOVED

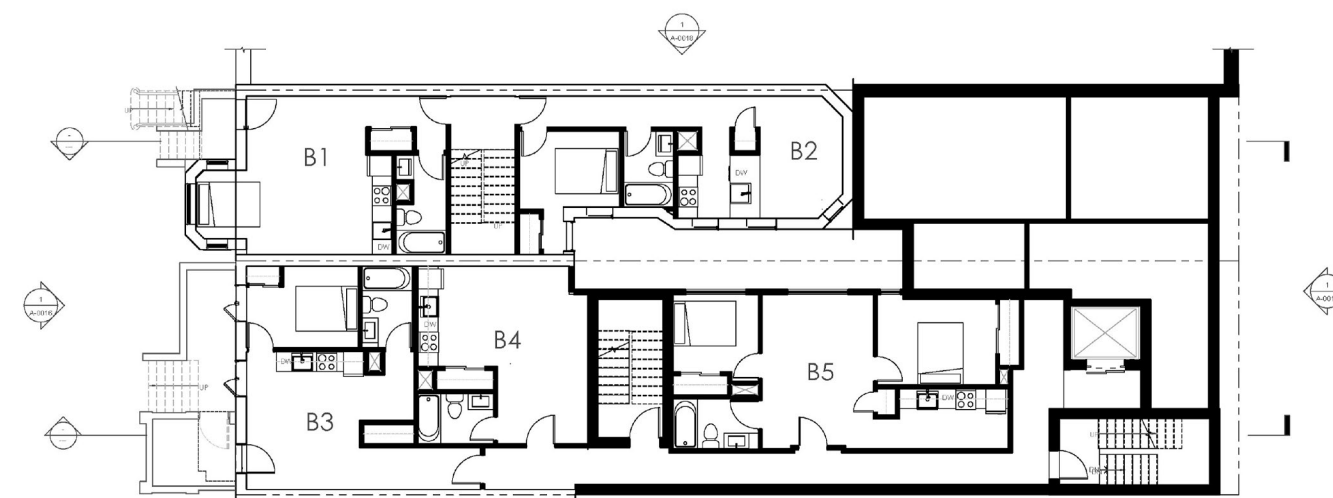




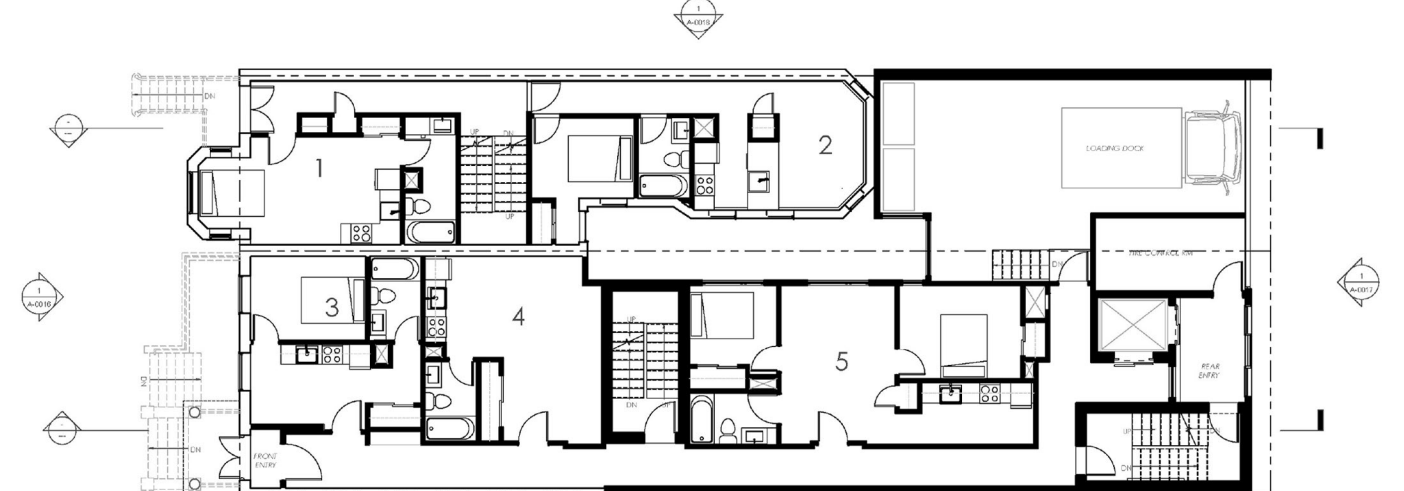
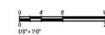
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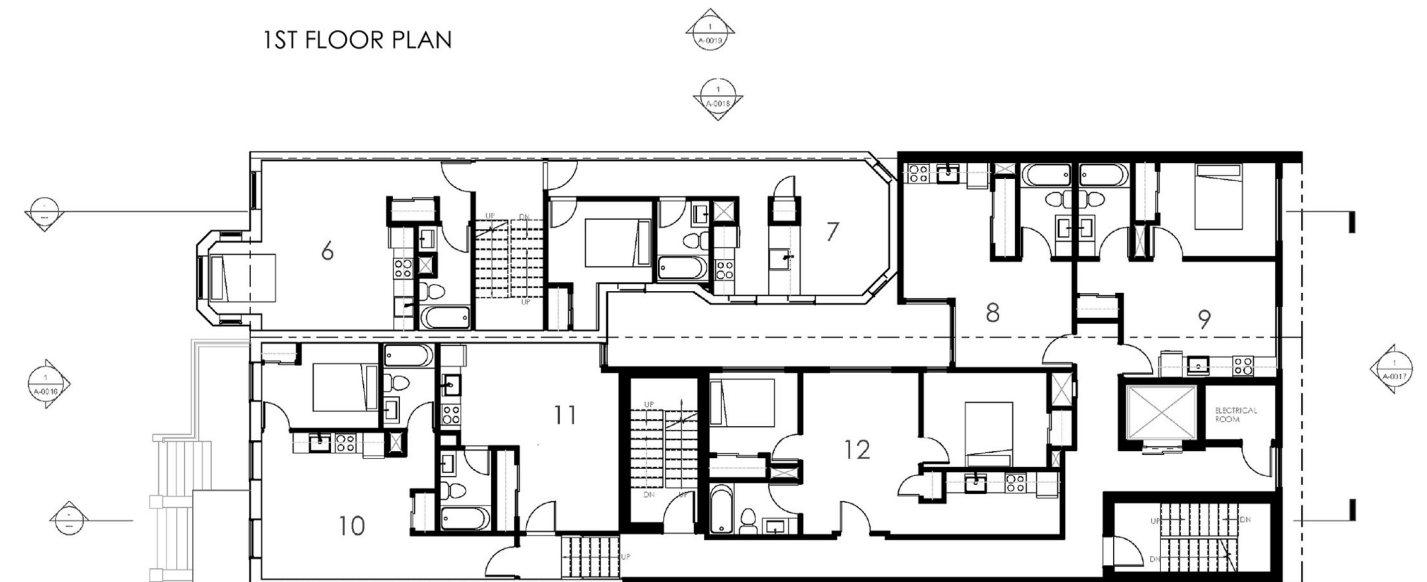
### SUB-CELLAR FLOOR PLAN



CELLAR/ BASEMENT FLOOR PLAN



### 1ST FLOOR PLAN

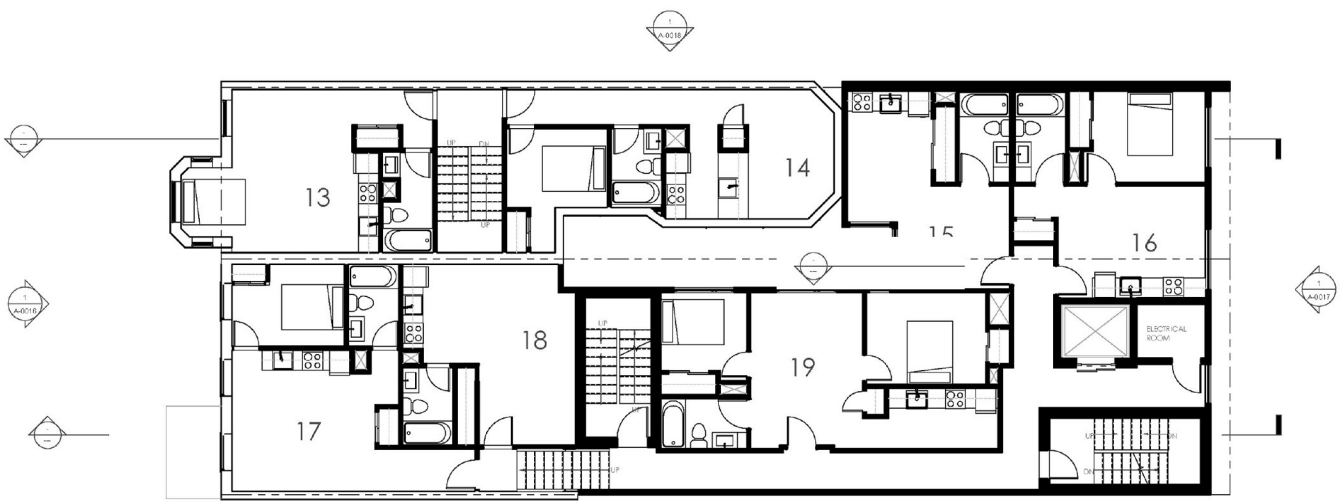


## 2ND FLOOR PLAN

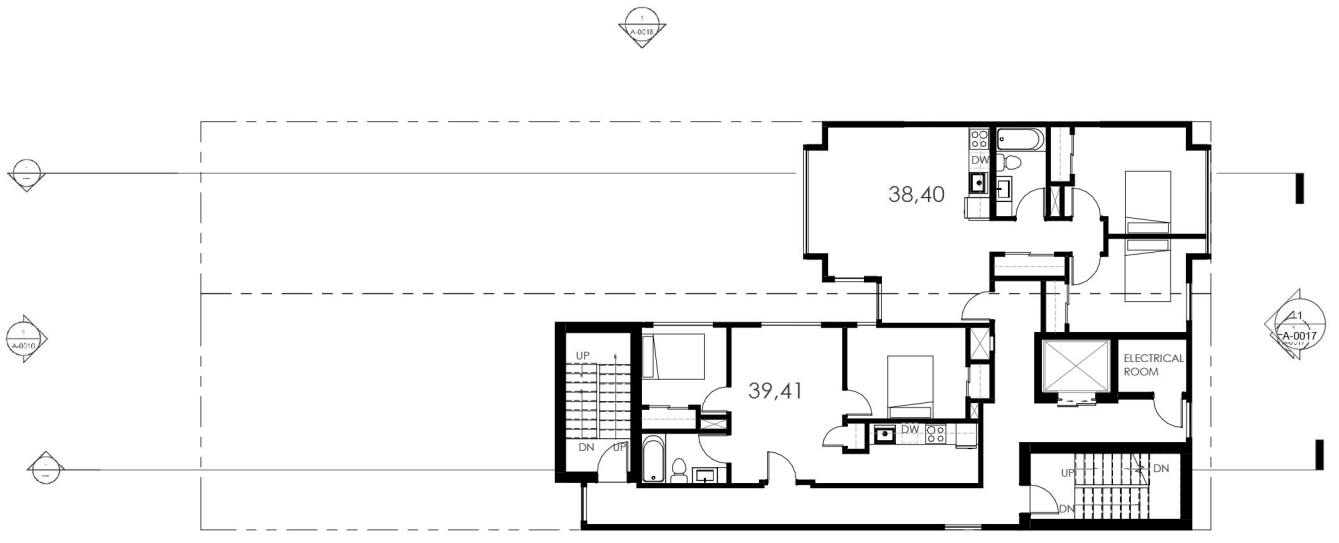




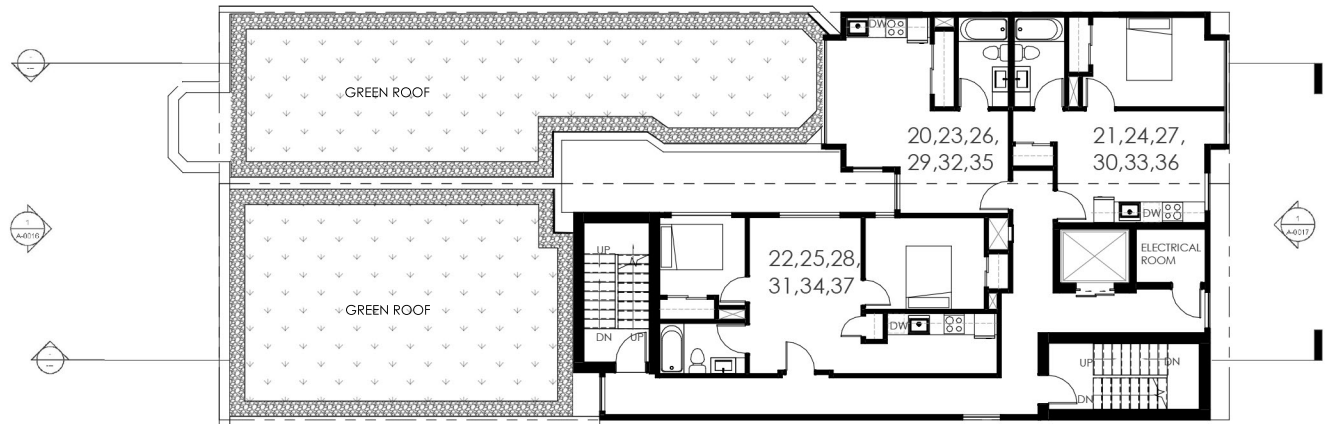
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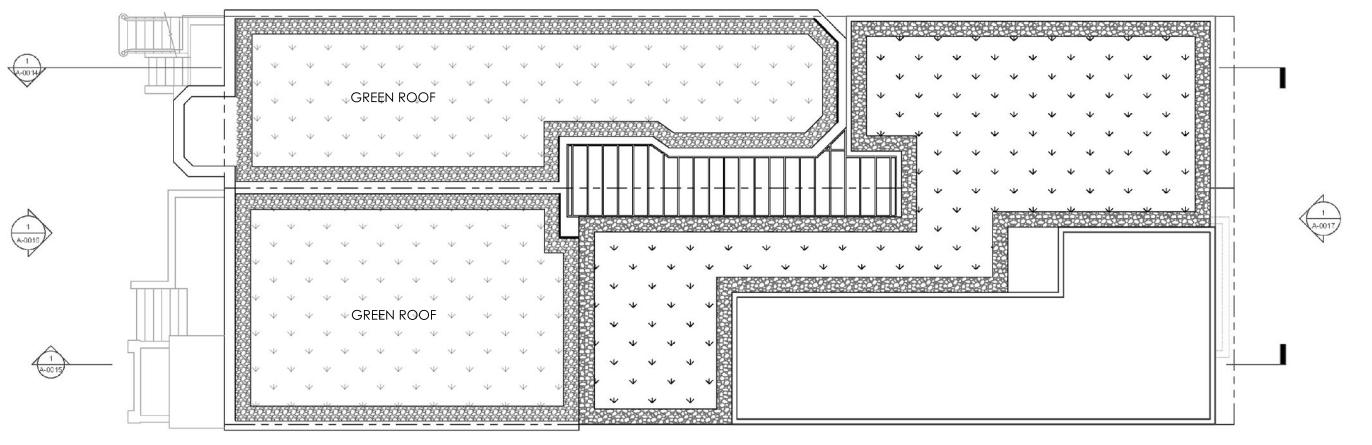
3RD FLOOR PLAN



10TH - 11TH FLOOR PLAN



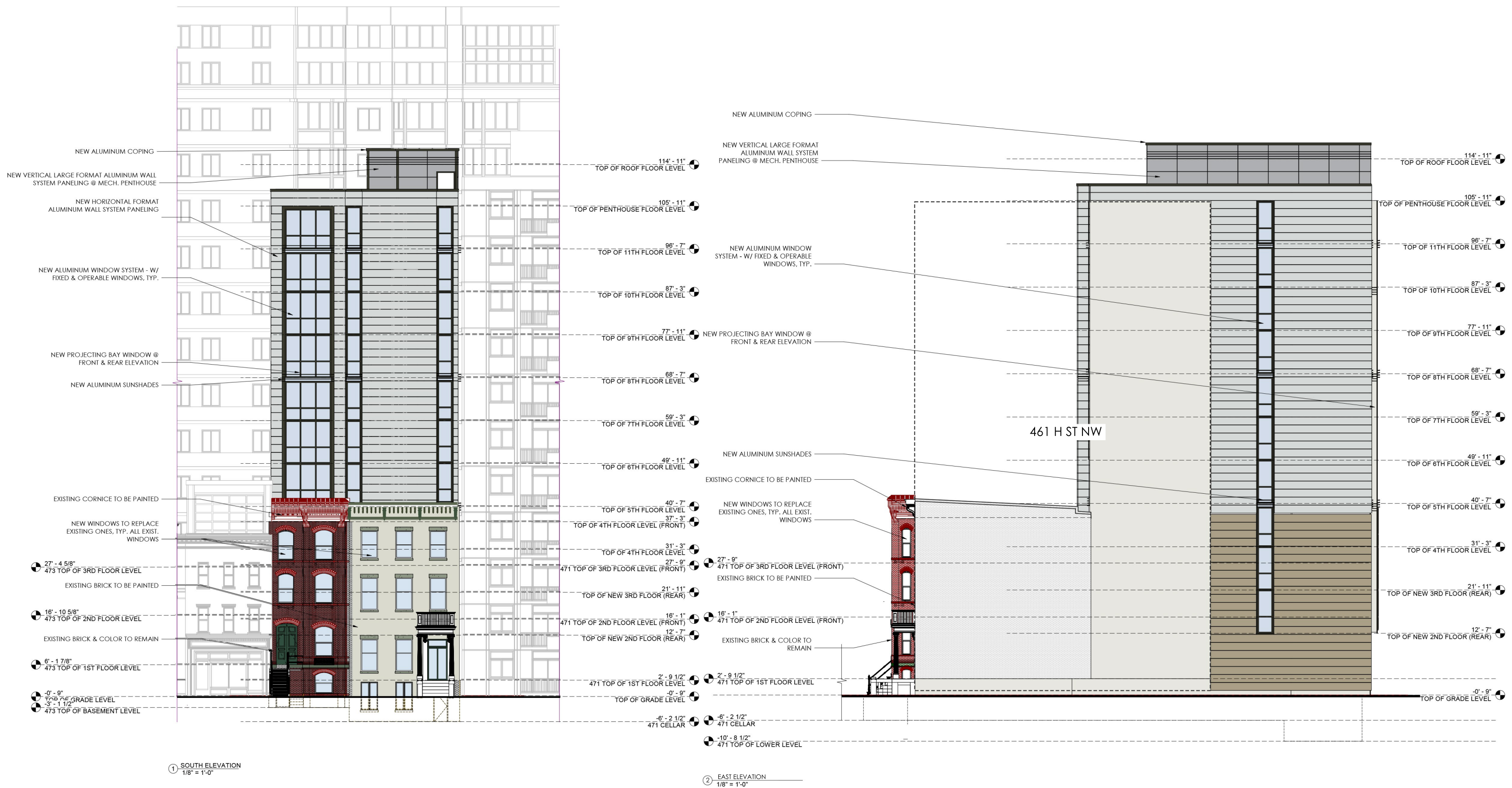
4TH - 9TH FLOOR PLAN



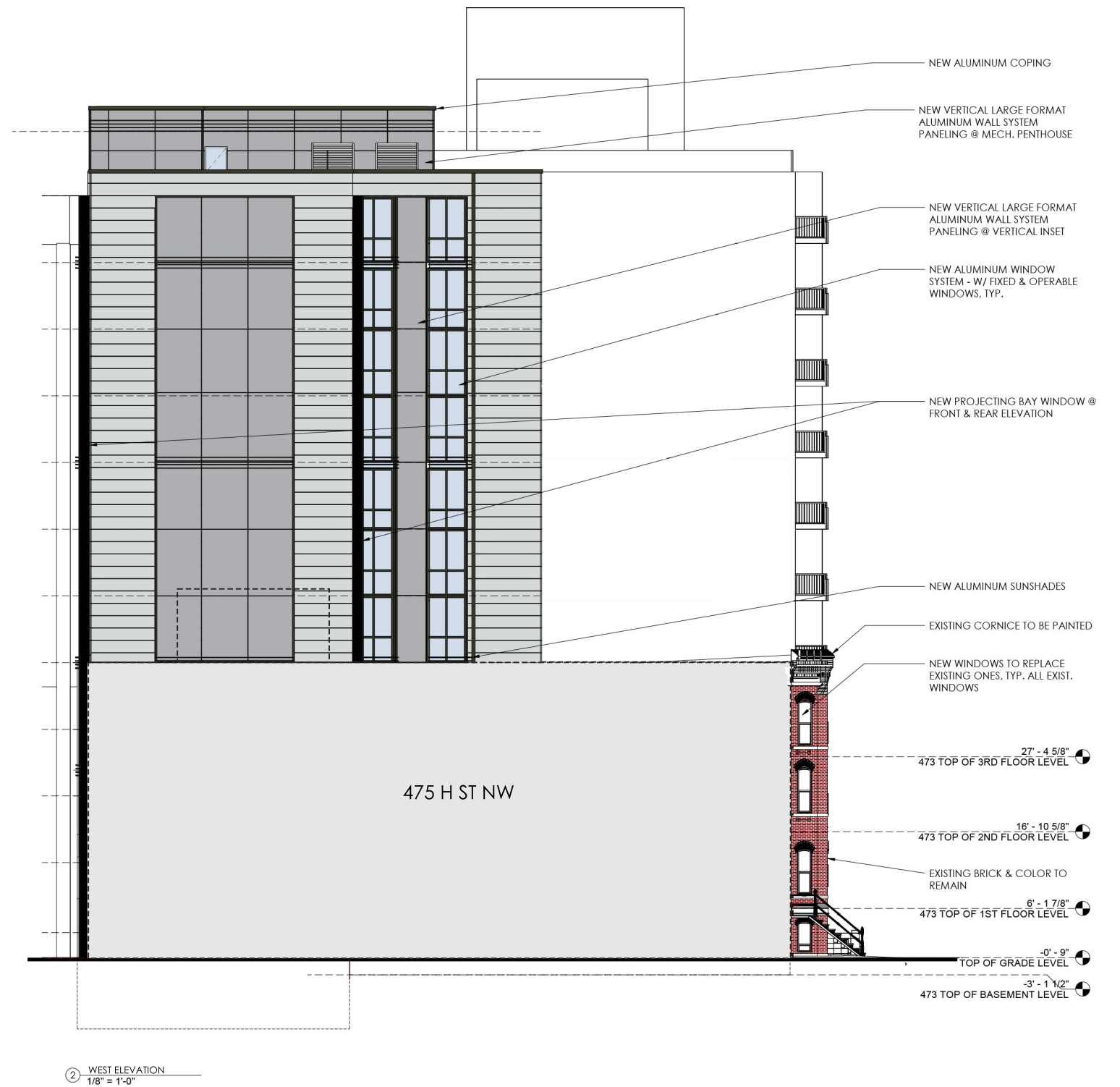
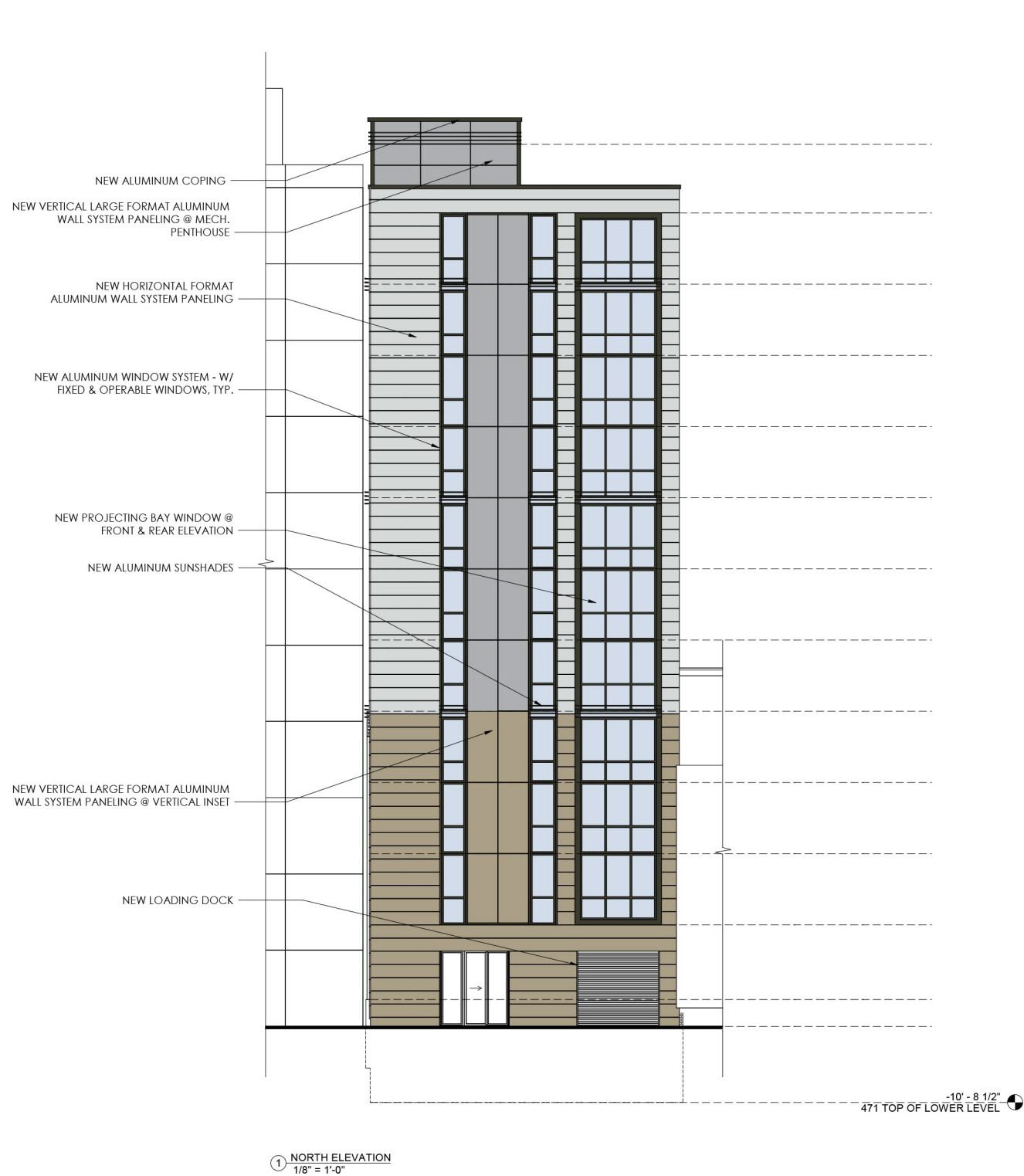
ROOF PLAN



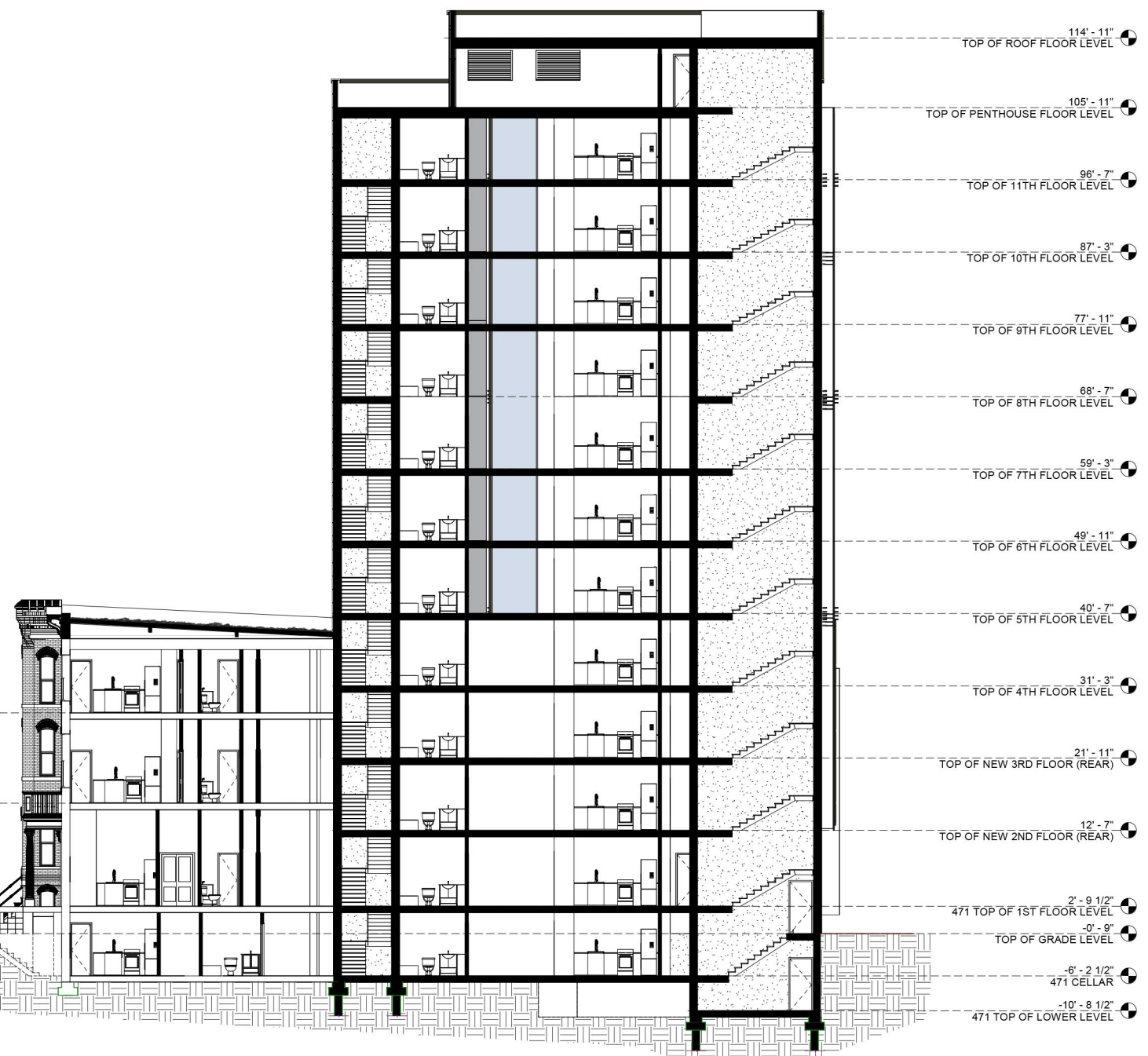
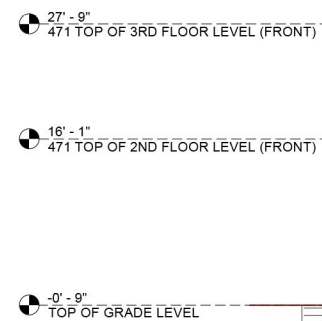
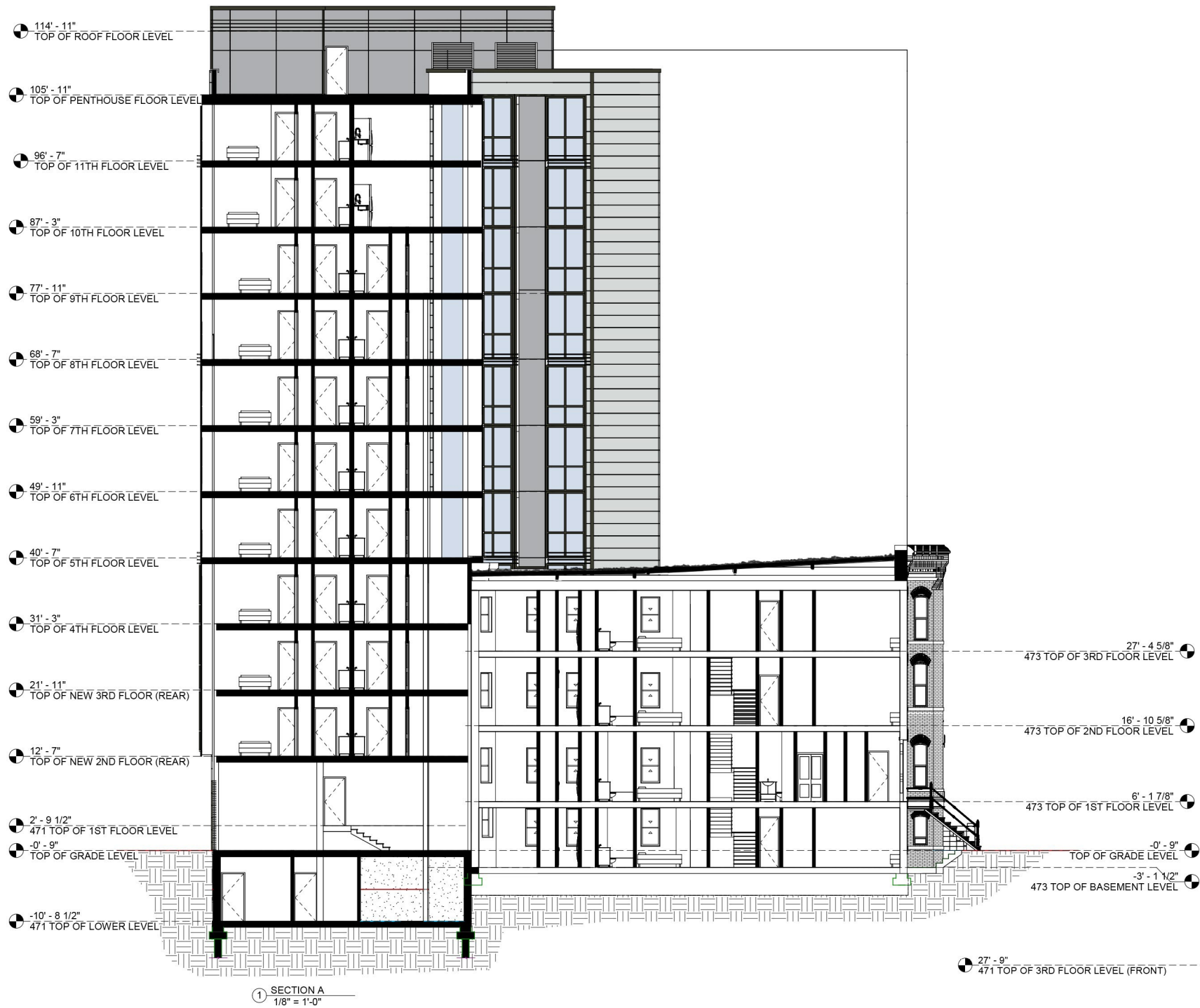




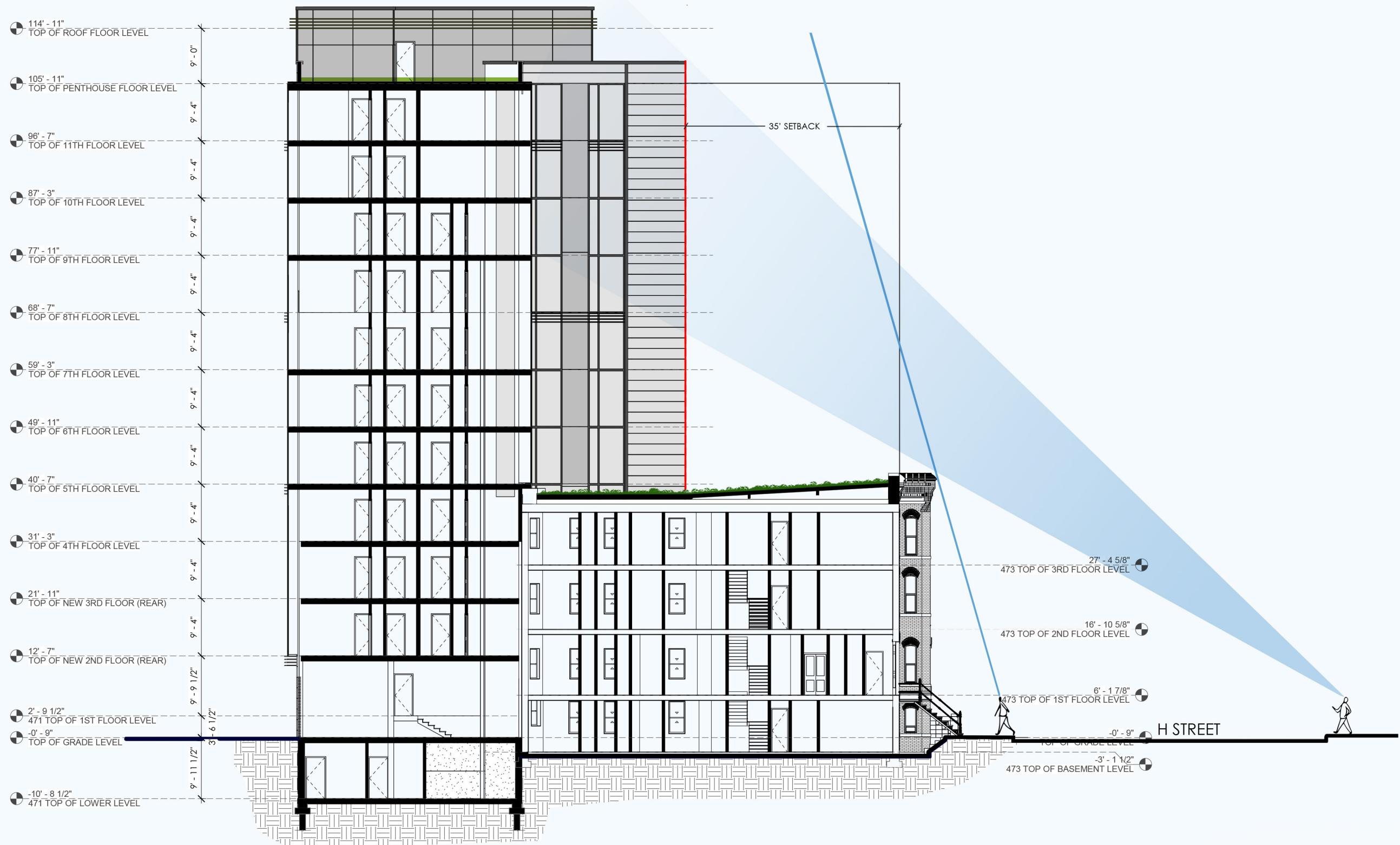
















Aluminum Windows



Vertical Aluminum Paneling



Aluminum Sunshade



Green Roof



Horizontal Aluminum Paneling



Brick

