

ARLO DC

333 G St NW
Washington, DC

CFA CONCEPT DESIGN REVIEW PRESENTATION 3RD SUBMISSION

JUNE 4TH, 2020

2ND MEETING: MARCH 5, 2020

INITIAL MEETING: JANUARY 16, 2020

DEVELOPER:	QUADRUN DC, LLC
ARCHITECT:	ARCHITECTURE, INCORPORATED
LANDSCAPE ARCHITECT:	LANDSCAPE ARCHITECTURE BUREAU
HISTORIC PRESERVATION:	EHT TRACERIES

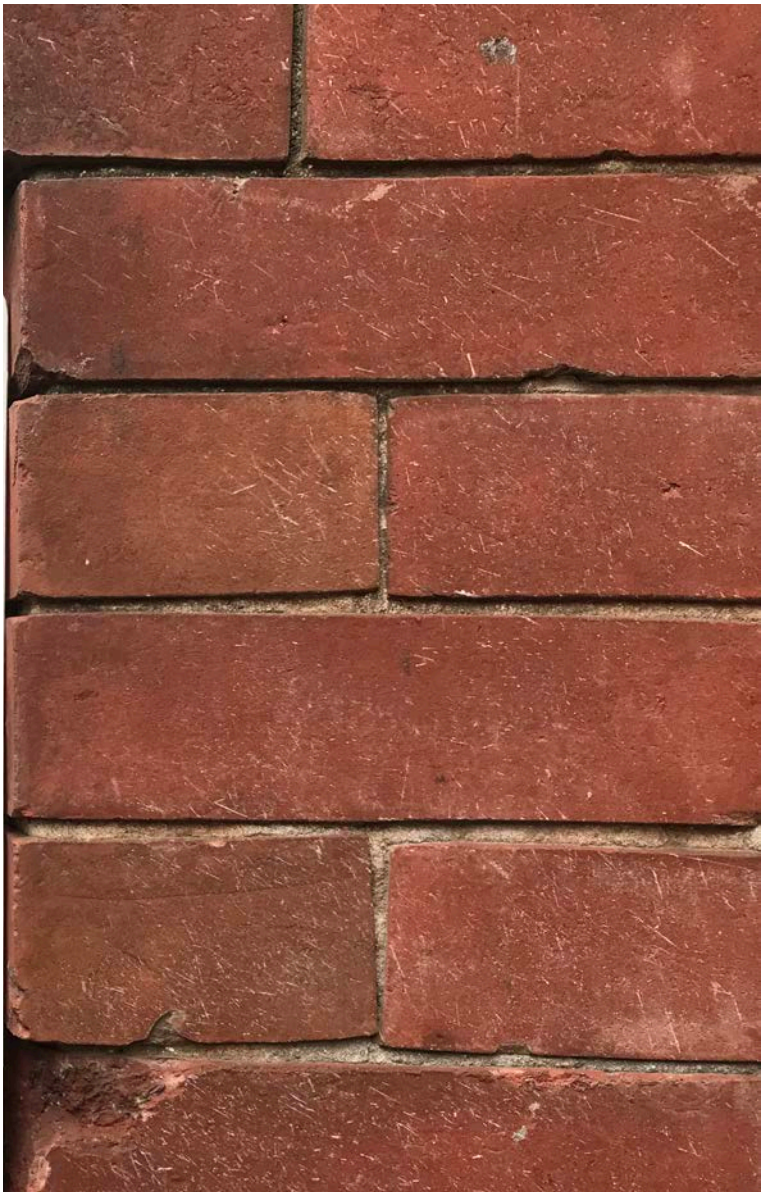


EXTERIOR DESIGN AS PRESENTED TO CFA ON JANUARY 16TH, 2020





ALUMINUM MULLIONS:
MEDIUM GRAY



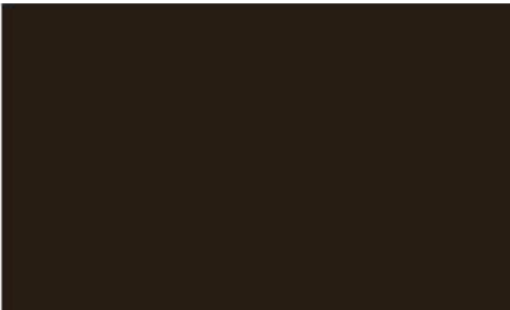
EXISTING BRICK @ HISTORIC BUILDING



BRICK II: BELDEN BRICK - MARBLE GRAY



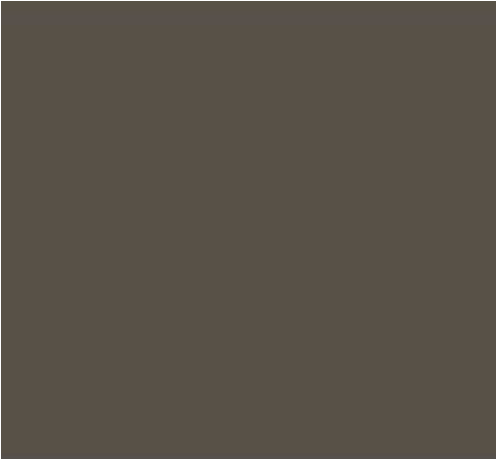
BRICK I: ACME BRICK - DARK IRONSPOT VELOUR



ALUMINUM MULLIONS/ TRIM &
CANOPIES: CLASSIC BRONZE



PRECAST CONCRETE



COMPOSITE METAL PANEL

U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

27 January 2020

Dear Mr. Setayesh:

In its meeting of 16 January, the Commission of Fine Arts reviewed a concept design for the redevelopment of the property at 704 3rd Street, NW, for use as a hotel (case number SL 20-049). The Commission approved the concept with the following recommendations for the development of the design.

The Commission members expressed support for the proposed adaptive reuse of the historic Harrison Apartment Building, and for the massing and design of the 12-story addition. However, they expressed concern about the proposed color palette for the addition—primarily dark gray brick with a lighter brick for the top three stories—and requested further study of alternate brick colors. They noted that the proposed dark brick addition, particularly given its size in relation to the Harrison Apartment Building, appears to diminish the historic red brick building, and it would present a very conspicuous change from the established character of predominantly limestone and red brick buildings framing Judiciary Square. They recommended a more subtle treatment of the color palette, with smaller-scale changes of color and less contrast, as well as consideration of differing brick coursing and detail treatments to relate to the historic building. They also recommended further study of the articulation of the bays and the heavy horizontal top of the addition, in order to be less reminiscent of an office building. Finally, they requested more information about the visibility and appearance of the proposed rooftop shading structure and trees.

The Commission looks forward to the review of the next submission for this prominent redevelopment project. As always, the staff is available to assist you in the development of the design.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Luebke', written in a cursive style.

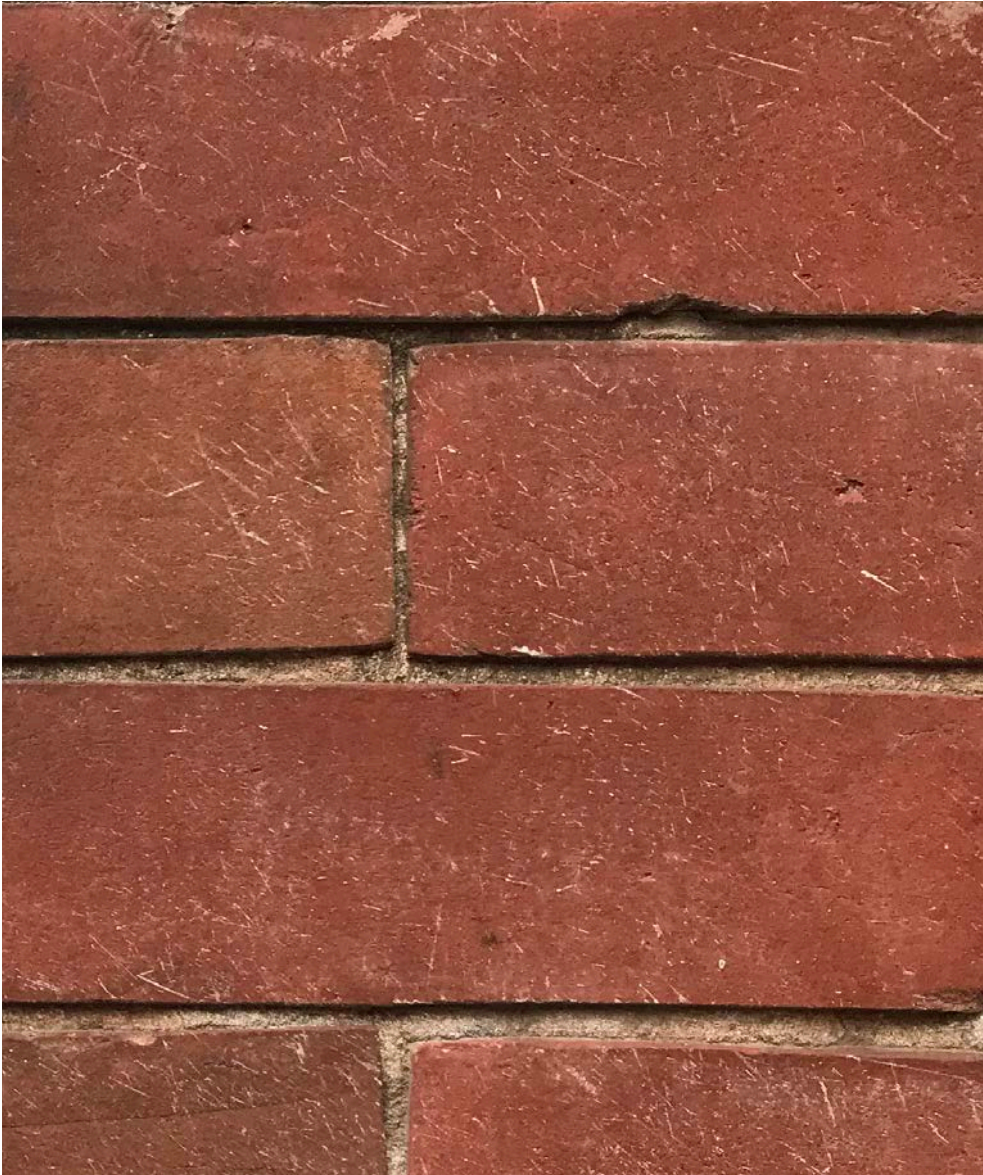
Thomas E. Luebke, FAIA
Secretary

EXTERIOR DESIGN AS PRESENTED TO CFA ON MARCH 5TH, 2020





ALUMINUM MULLIONS:
MEDIUM GRAY



EXISTING BRICK @ HISTORIC BUILDING



PROPOSED BRICK : BELDEN BRICK - AMHERST BLEND



ALUMINUM MULLIONS/ TRIM &
CANOPIES: CLASSIC BRONZE



PRECAST CONCRETE



COMPOSITE METAL PANEL

U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

23 April 2020

Dear Mr. Setayesh:

In its public meeting of 16 April conducted by videoconference, the Commission of Fine Arts approved, based on its prior review of the submission materials, a revised concept design for the redevelopment of the property at 704 3rd Street / 333 G Street, NW, for use as a hotel (case number SL 20-103). The Commission members acknowledged the development of the exterior details and material color palette in response to their previous review; however, they expressed concern with the proposed monochromatic facades of medium-toned brown brick, requesting development of another option for brick colors that creates an appropriate amount of contrast between the main lower volume of the new building and the setback upper volume.

The Commission looks forward to review of this project. Please coordinate the final submission with the staff which, as always, is available to assist you with the development of the design.

Sincerely,



Thomas E. Luebke, FAIA
Secretary

PROPOSED BRICK OPTIONS SUBMITTED ON JUNE 4TH, 2020



OPTION 1



OPTION 2



OPTION 3



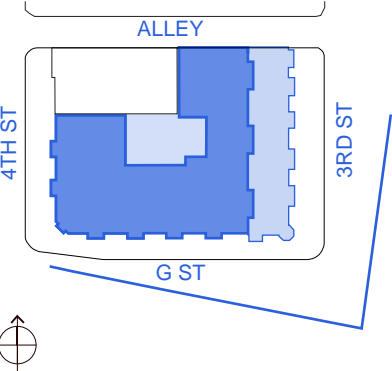
OPTION 4



OPTION 1



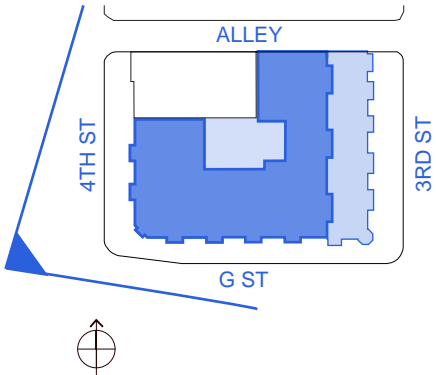
3RD & G STREET NW
PERSPECTIVE VIEW



OPTION 1



4TH & G STREET NW
PERSPECTIVE VIEW

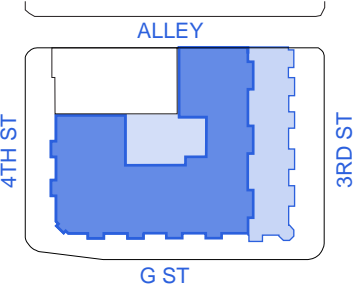
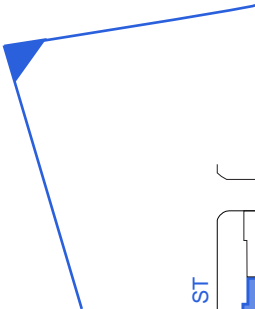




OPTION 1

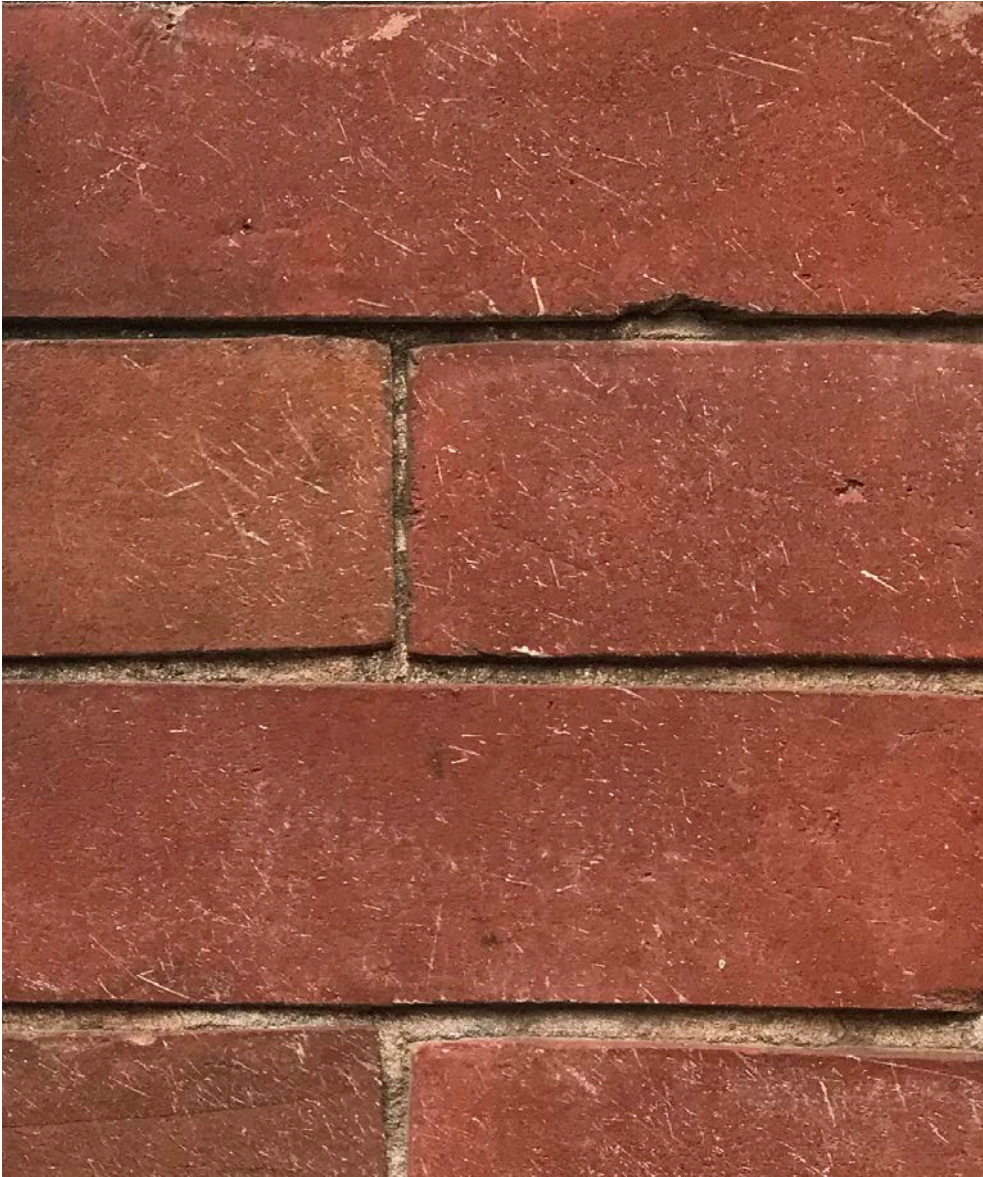


4TH STREET NW
PERSPECTIVE VIEW





ALUMINUM MULLIONS:
MEDIUM GRAY



EXISTING BRICK @ HISTORIC BUILDING



PROPOSED BRICK : BELDEN BRICK - LIGHTHOUSE



ALUMINUM MULLIONS/ TRIM &
CANOPIES: CLASSIC BRONZE



PRECAST CONCRETE



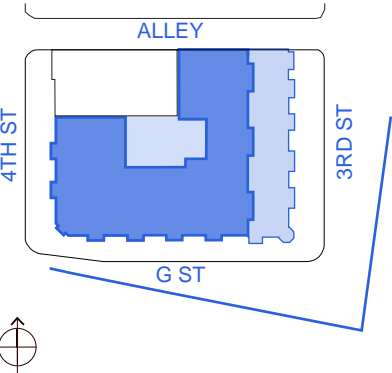
COMPOSITE METAL PANEL



OPTION 2



3RD & G STREET NW
PERSPECTIVE VIEW

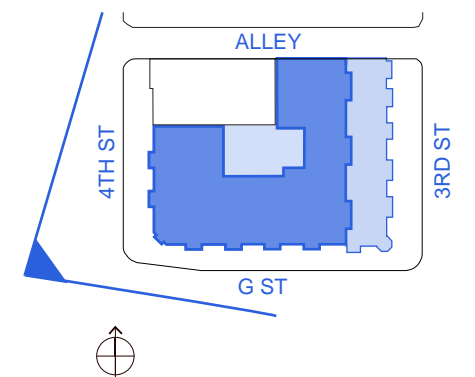




OPTION 2



4TH & G STREET NW PERSPECTIVE VIEW

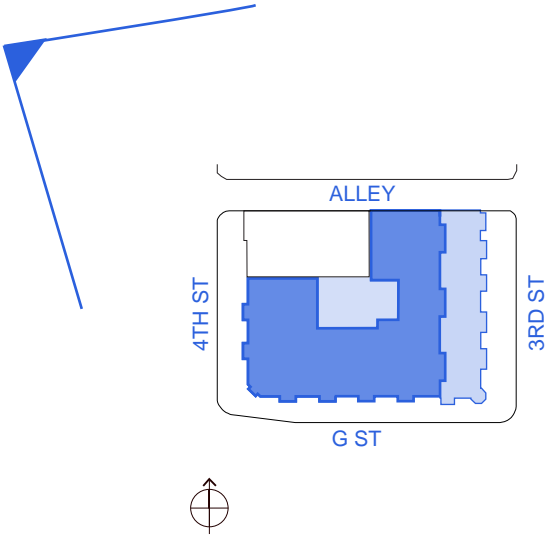




OPTION 2

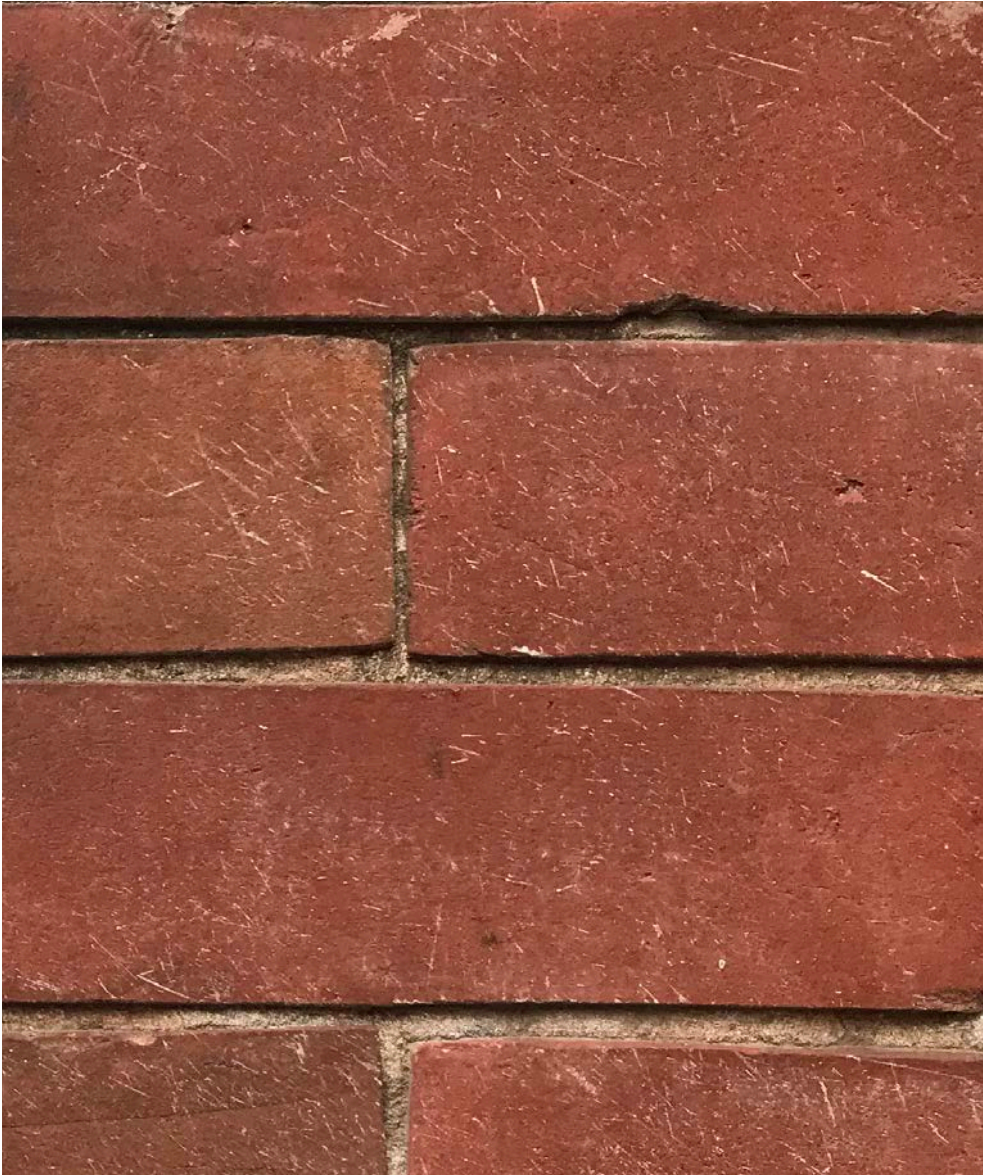


4TH STREET NW
PERSPECTIVE VIEW





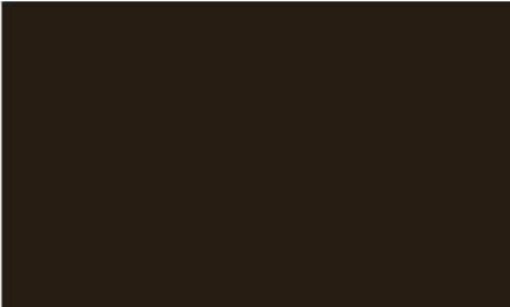
ALUMINUM MULLIONS:
MEDIUM GRAY



EXISTING BRICK @ HISTORIC BUILDING



PROPOSED BRICK : BELDEN BRICK - RED-830



ALUMINUM MULLIONS/ TRIM &
CANOPIES: CLASSIC BRONZE



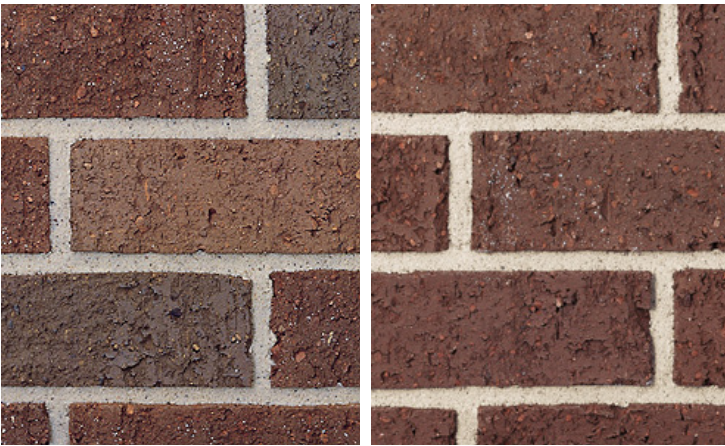
PRECAST CONCRETE



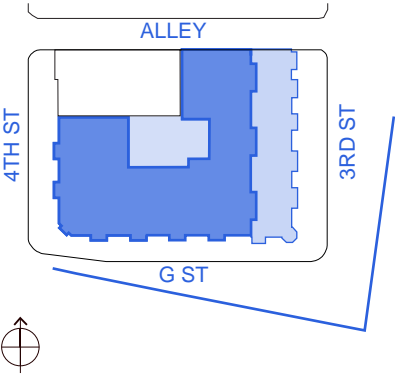
COMPOSITE METAL PANEL



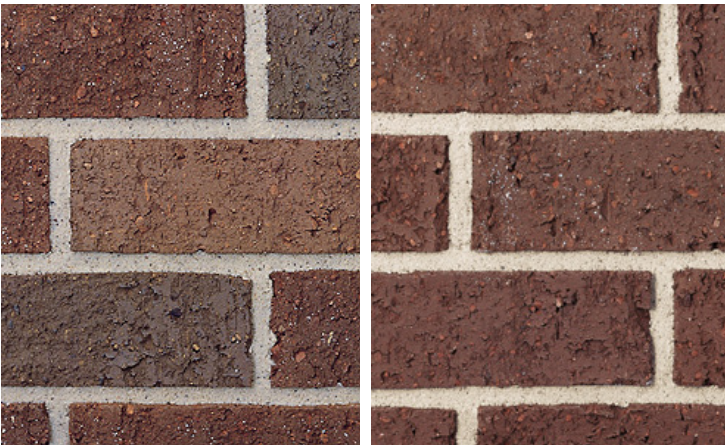
OPTION 3



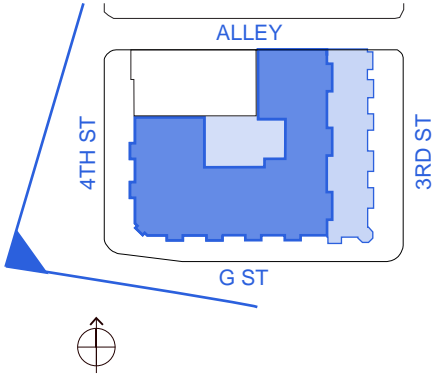
3RD & G STREET NW
PERSPECTIVE VIEW



OPTION 3



4TH & G STREET NW
PERSPECTIVE VIEW

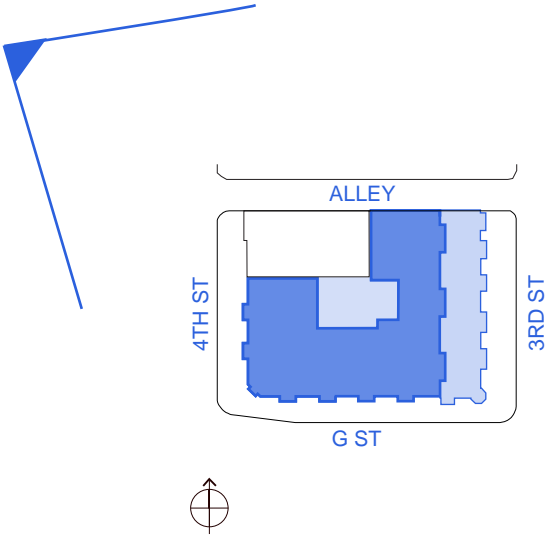


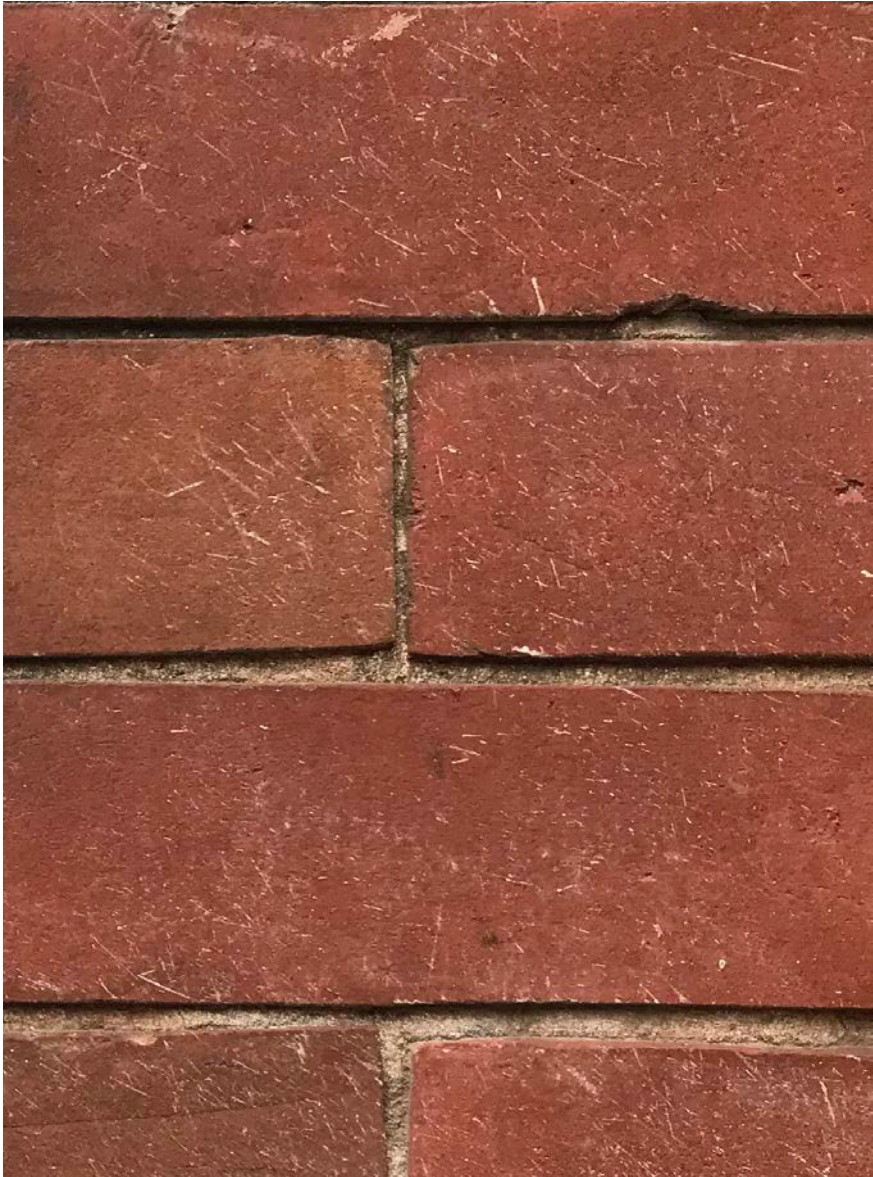


OPTION 3



4TH STREET NW
PERSPECTIVE VIEW





EXISTING BRICK @ HISTORIC BUILDING



ALUMINUM MULLIONS:
MEDIUM GRAY



PROPOSED BRICK : BELDEN BRICK - AMHERST

UPPER BUILDING PORTION



PROPOSED BRICK : BELDEN BRICK - 830

MAIN BUILDING PORTION



ALUMINUM MULLIONS/ TRIM &
CANOPIES: CLASSIC BRONZE



PRECAST CONCRETE



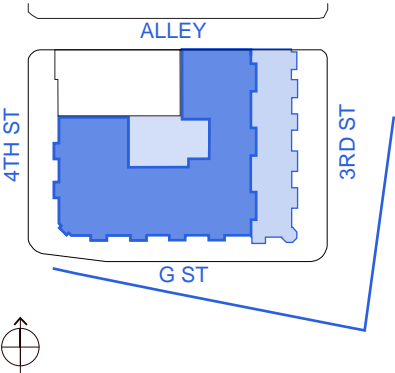
COMPOSITE METAL PANEL



OPTION 4



3RD & G STREET NW
PERSPECTIVE VIEW

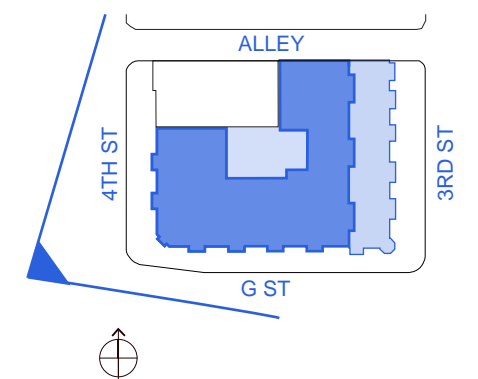




OPTION 4



4TH & G STREET NW PERSPECTIVE VIEW

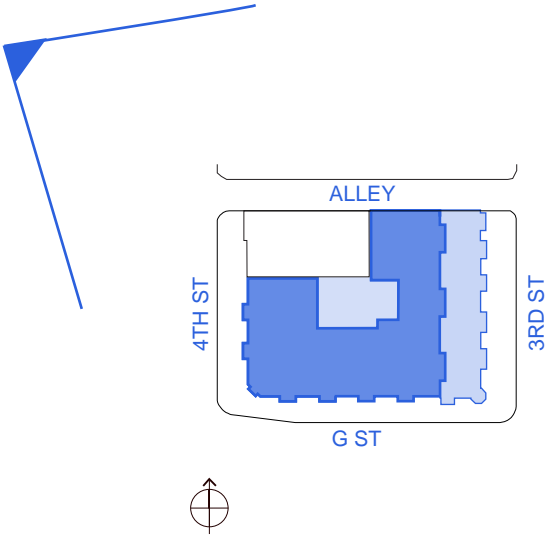


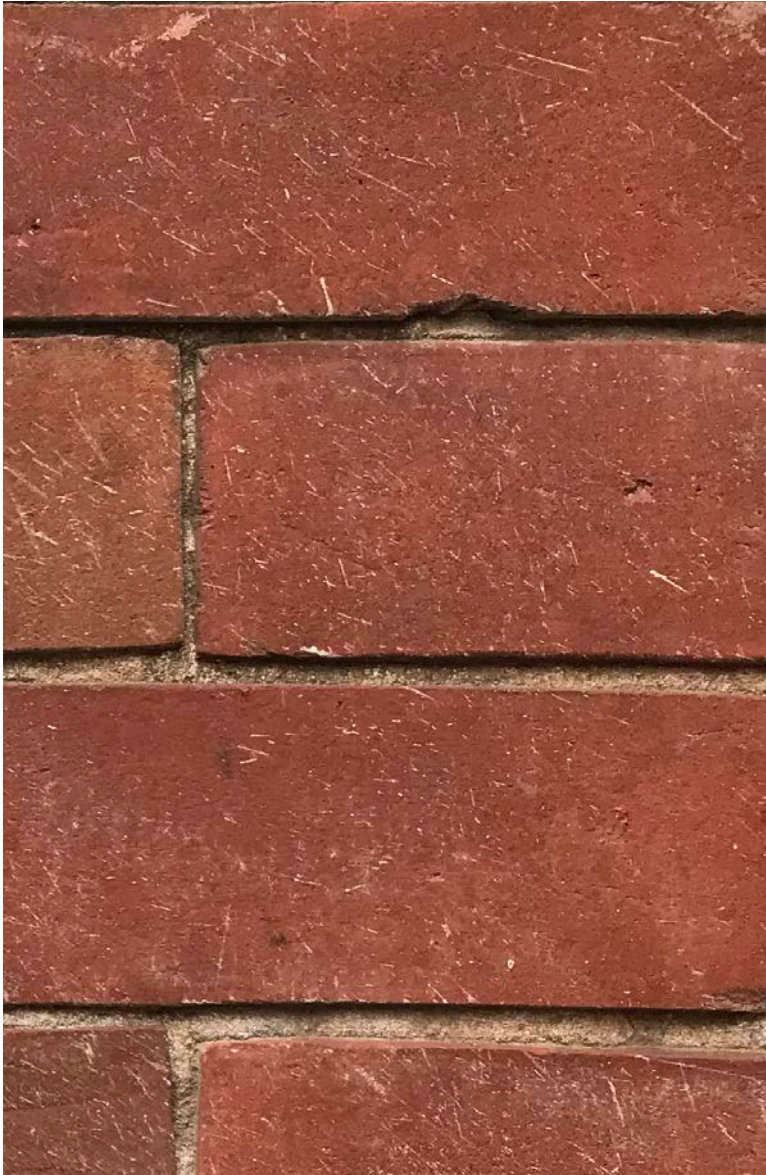


OPTION 4



4TH STREET NW
PERSPECTIVE VIEW





EXISTING BRICK @
HISTORIC BUILDING



ALUMINUM MULLIONS:
MEDIUM GRAY



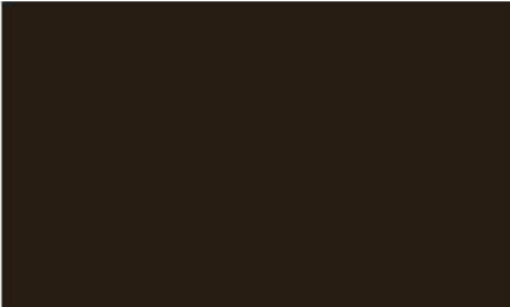
PROPOSED BRICK : BELDEN BRICK - LIGHTHOUSE

UPPER BUILDING PORTION



PROPOSED BRICK : BELDEN BRICK - RED-830

MAIN BUILDING PORTION



ALUMINUM MULLIONS/ TRIM AND
CANOPIES: CLASSIC BRONZE



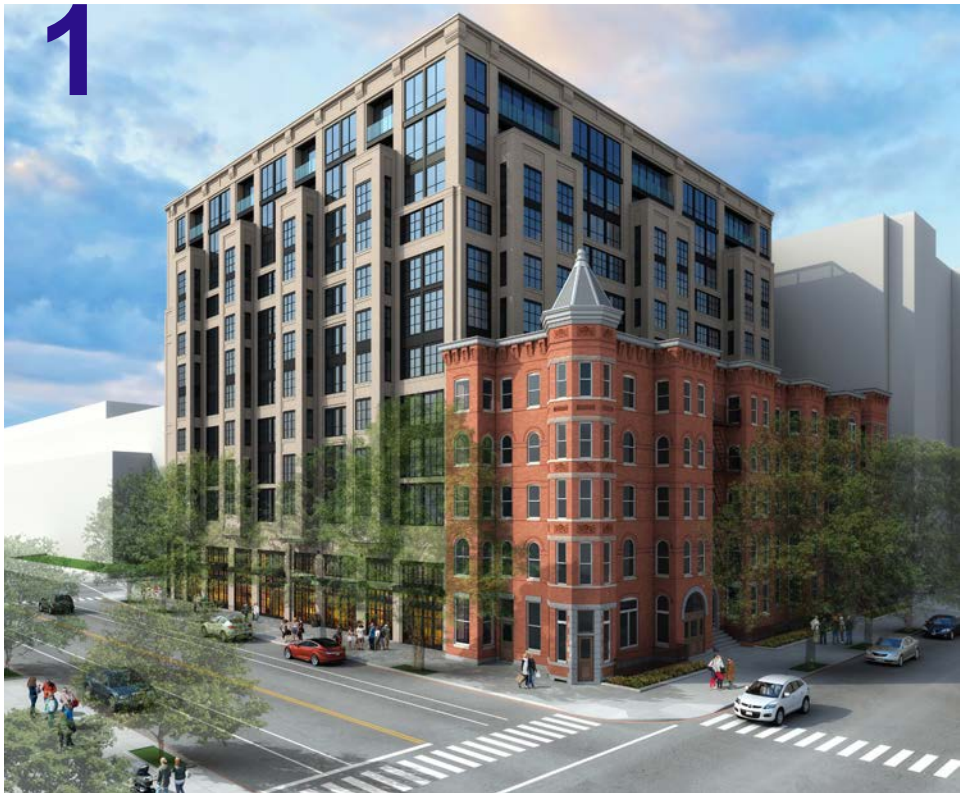
PRECAST CONCRETE



COMPOSITE METAL PANEL

BRICK OPTION PREFERENCES

The Owner has expressed that all of these studies, if built, would result in a successful project, however, their preferred selections are in order as order follows:



OPTION 1 EXTERIOR DESIGN AS SUBMITTED TO CFA ON JUNE 4TH, 2020



OPTION 2 EXTERIOR DESIGN AS PRESENTED TO CFA ON MARCH 5TH, 2020



OPTION 3 EXTERIOR DESIGN AS PRESENTED TO CFA ON JANUARY 16TH, 2020



OPTION 4 EXTERIOR DESIGN AS SUBMITTED TO CFA ON JUNE 4TH, 2020



OPTION 5 EXTERIOR DESIGN AS SUBMITTED TO CFA ON JUNE 4TH, 2020



OPTION 6 EXTERIOR DESIGN AS SUBMITTED TO CFA ON JUNE 4TH, 2020

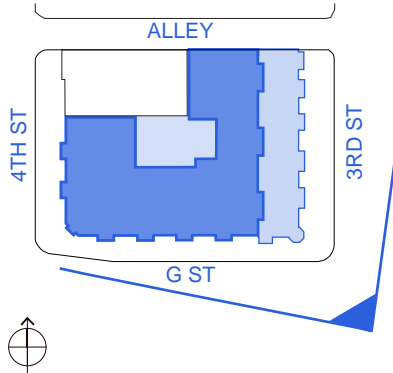
APPENDIX

ADDITIONAL RENDERINGS MARCH 5TH, 2020
OVERALL BUILDING ELEVATIONS MARCH 5TH, 2020

EXTERIOR DESIGN
AS PRESENTED TO
CFA ON MARCH 5TH,
2020



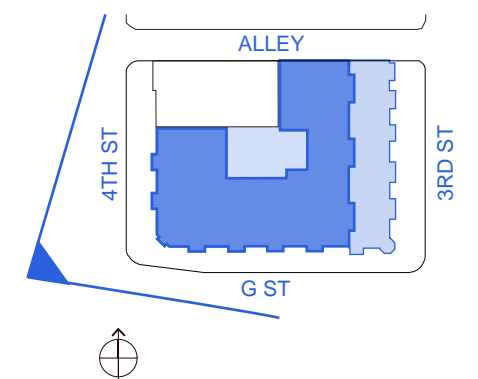
3RD & G STREET NW
PERSPECTIVE VIEW



EXTERIOR DESIGN AS PRESENTED
TO CFA ON MARCH 5TH, 2020



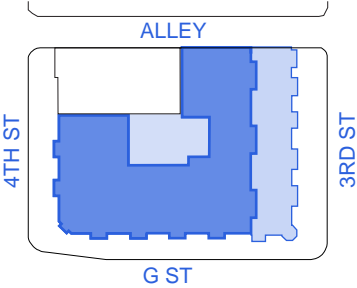
4TH & G STREET NW
PERSPECTIVE VIEW



EXTERIOR DESIGN AS PRE-
SENTED TO CFA ON MARCH
5TH, 2020



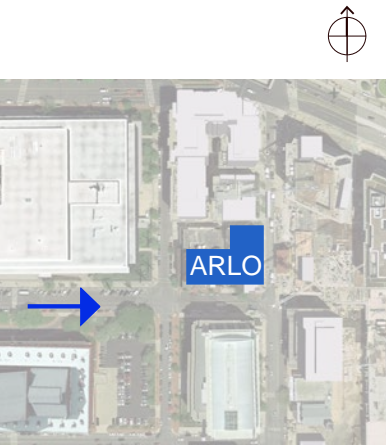
4TH STREET NW
PERSPECTIVE VIEW



EXTERIOR DESIGN
AS PRESENTED TO
CFA ON MARCH 5TH,
2020



G STREET - LOOKING EAST

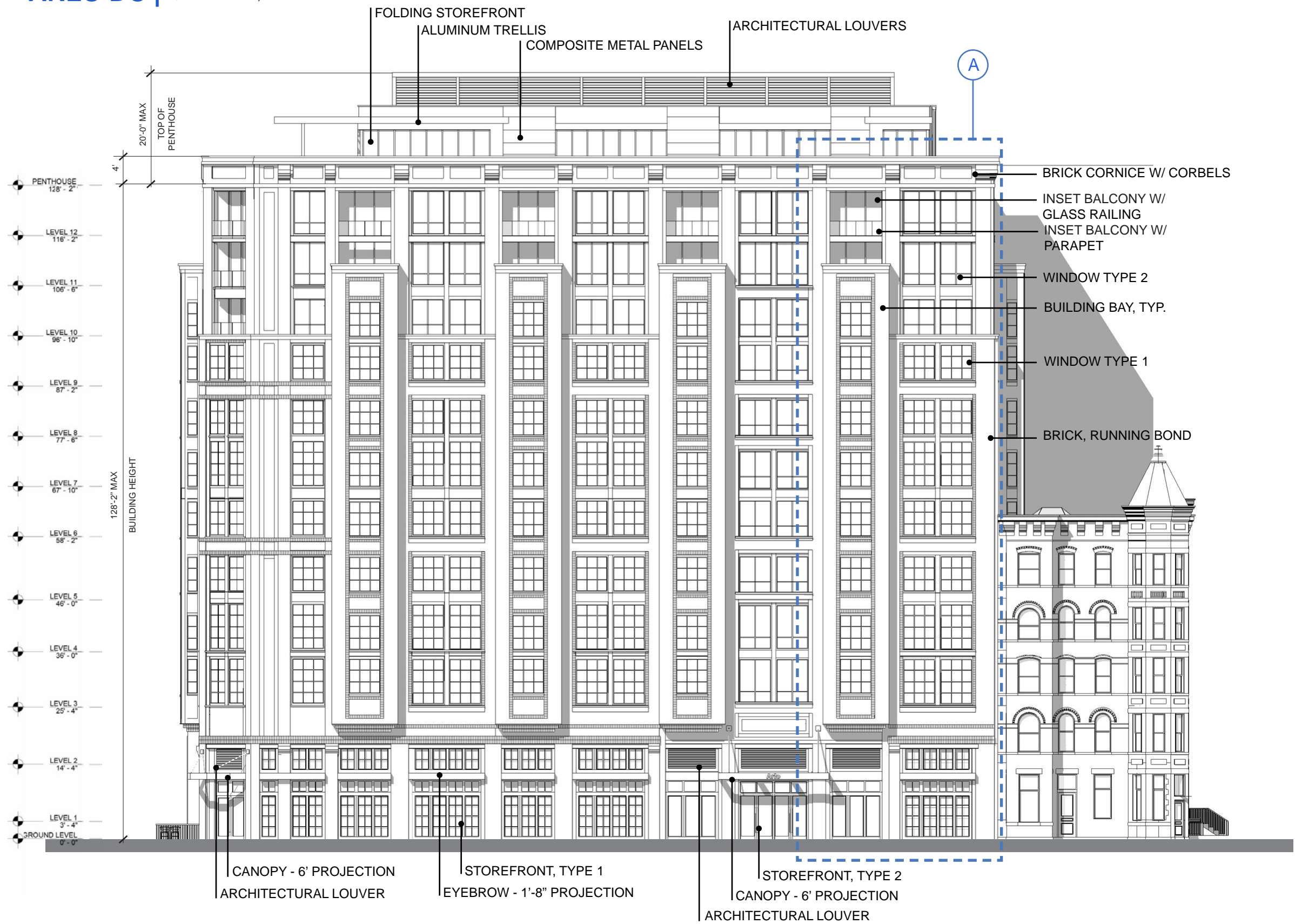


EXTERIOR DESIGN
AS PRESENTED TO
CFA ON MARCH 5TH,
2020



4TH STREET - LOOKING NORTH

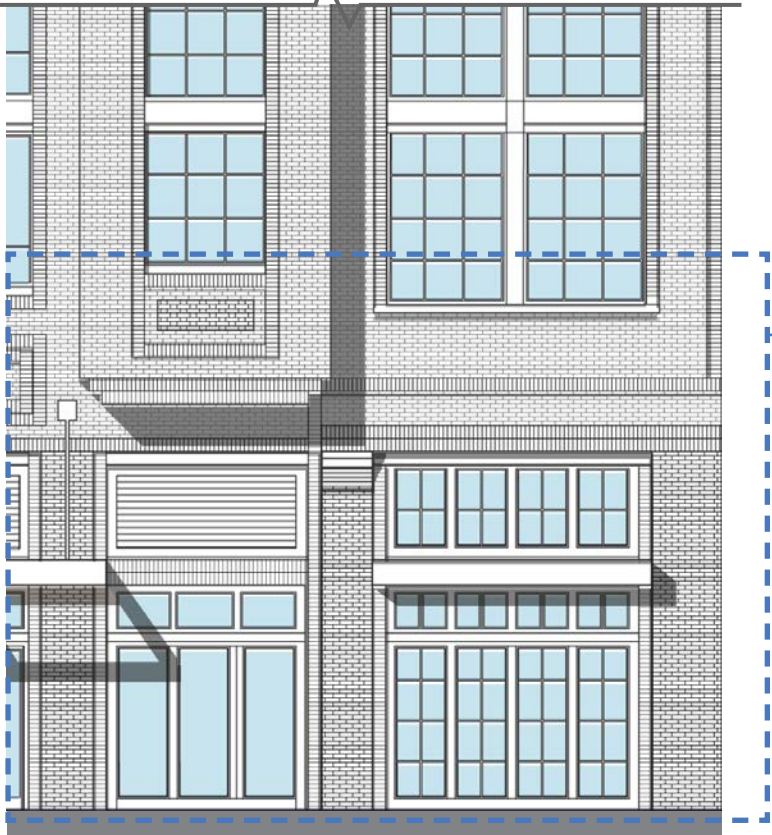
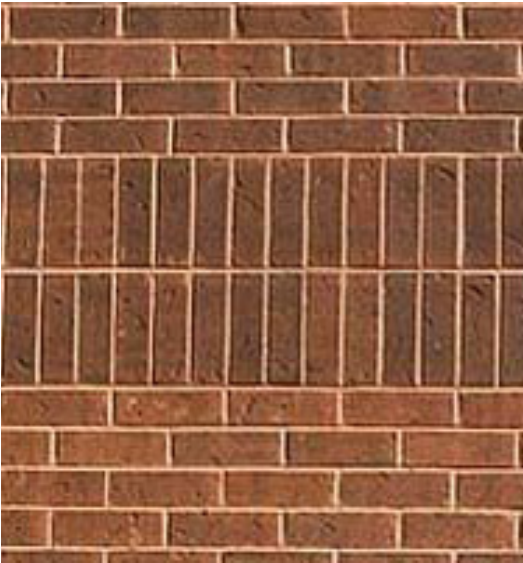
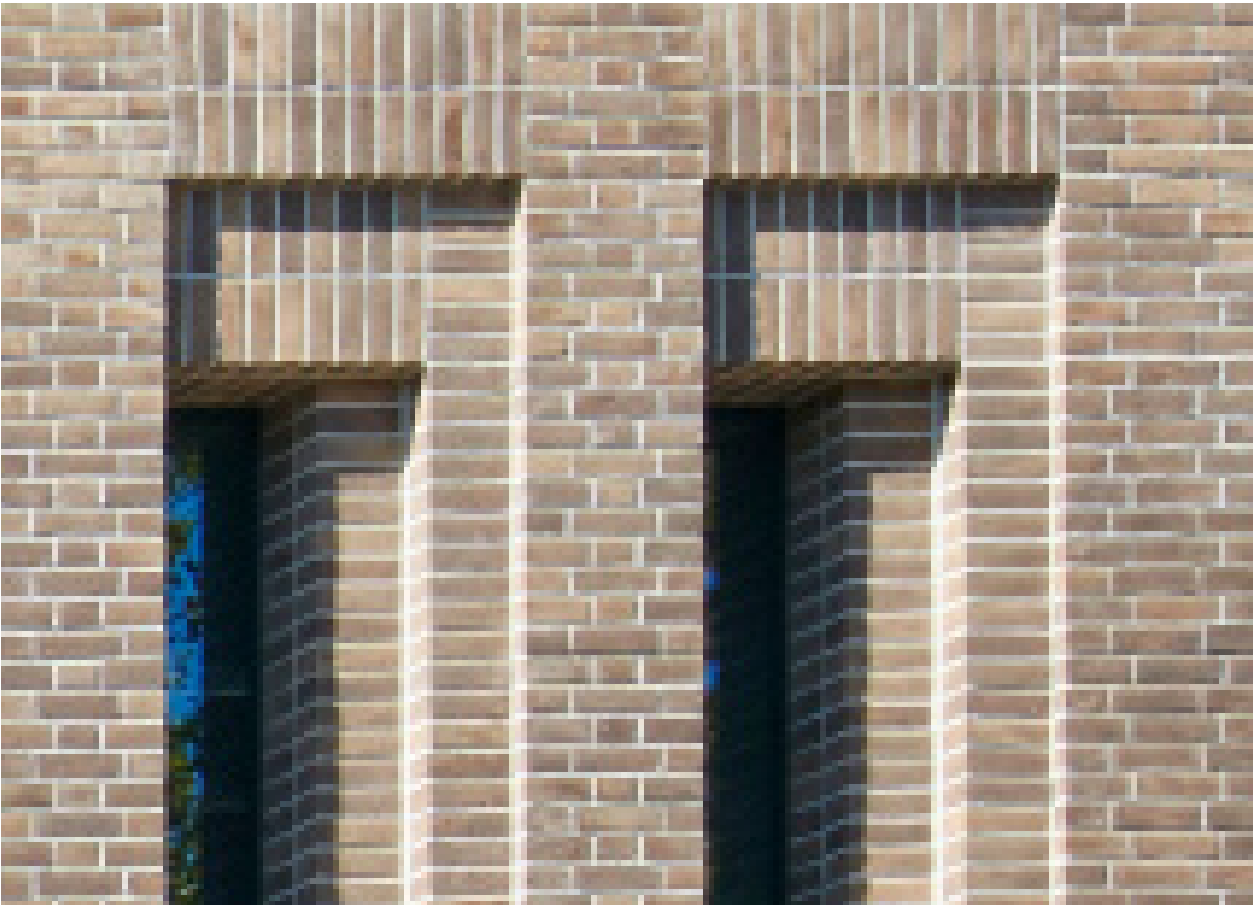




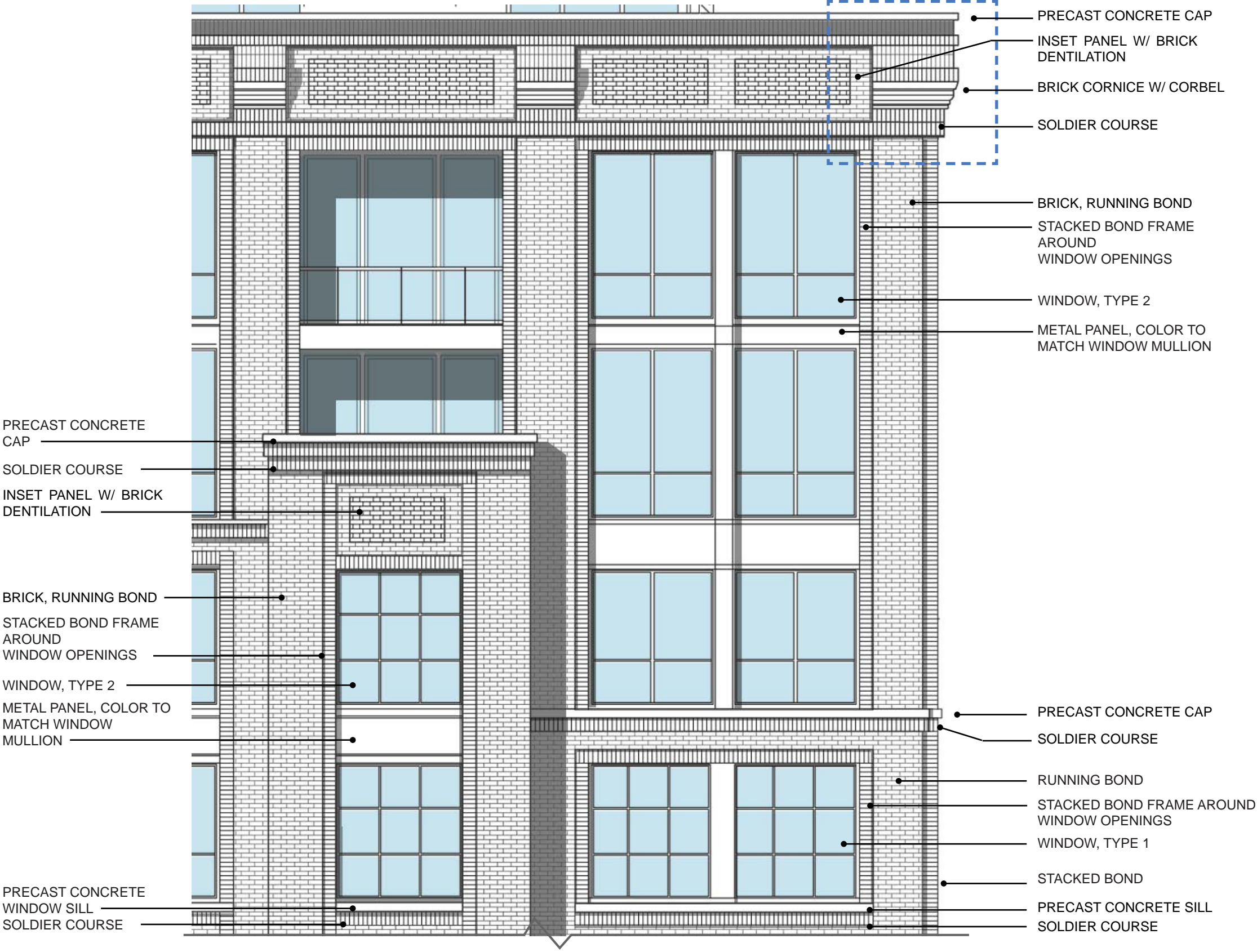
SOUTH ELEVATION

SCALE: 1" = 20'-0"

CONTEMPORARY PRECEDENTS

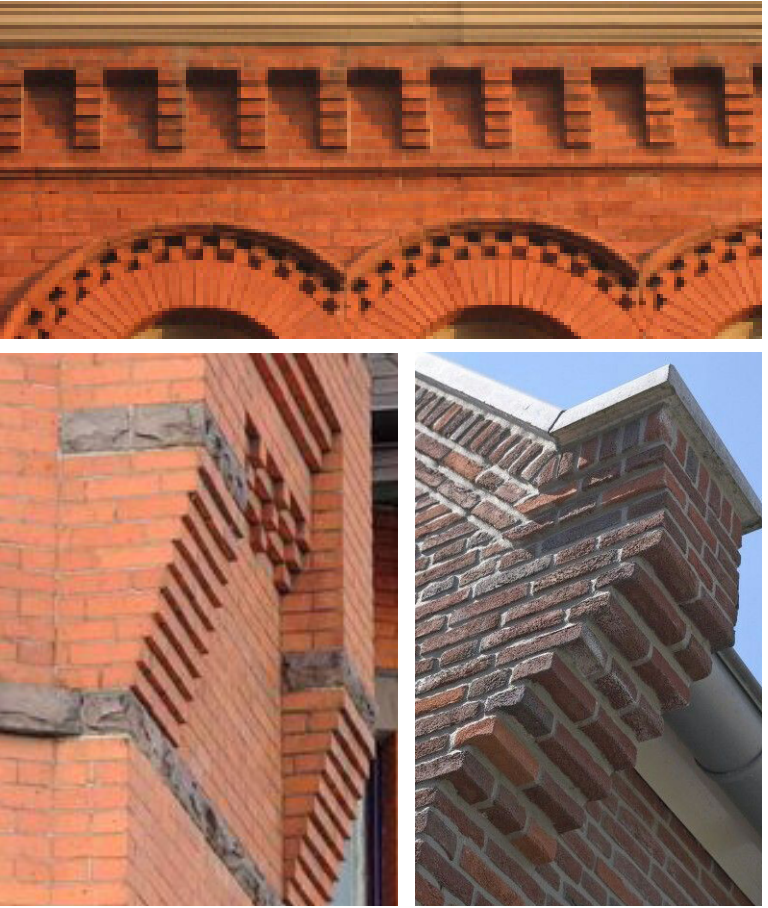


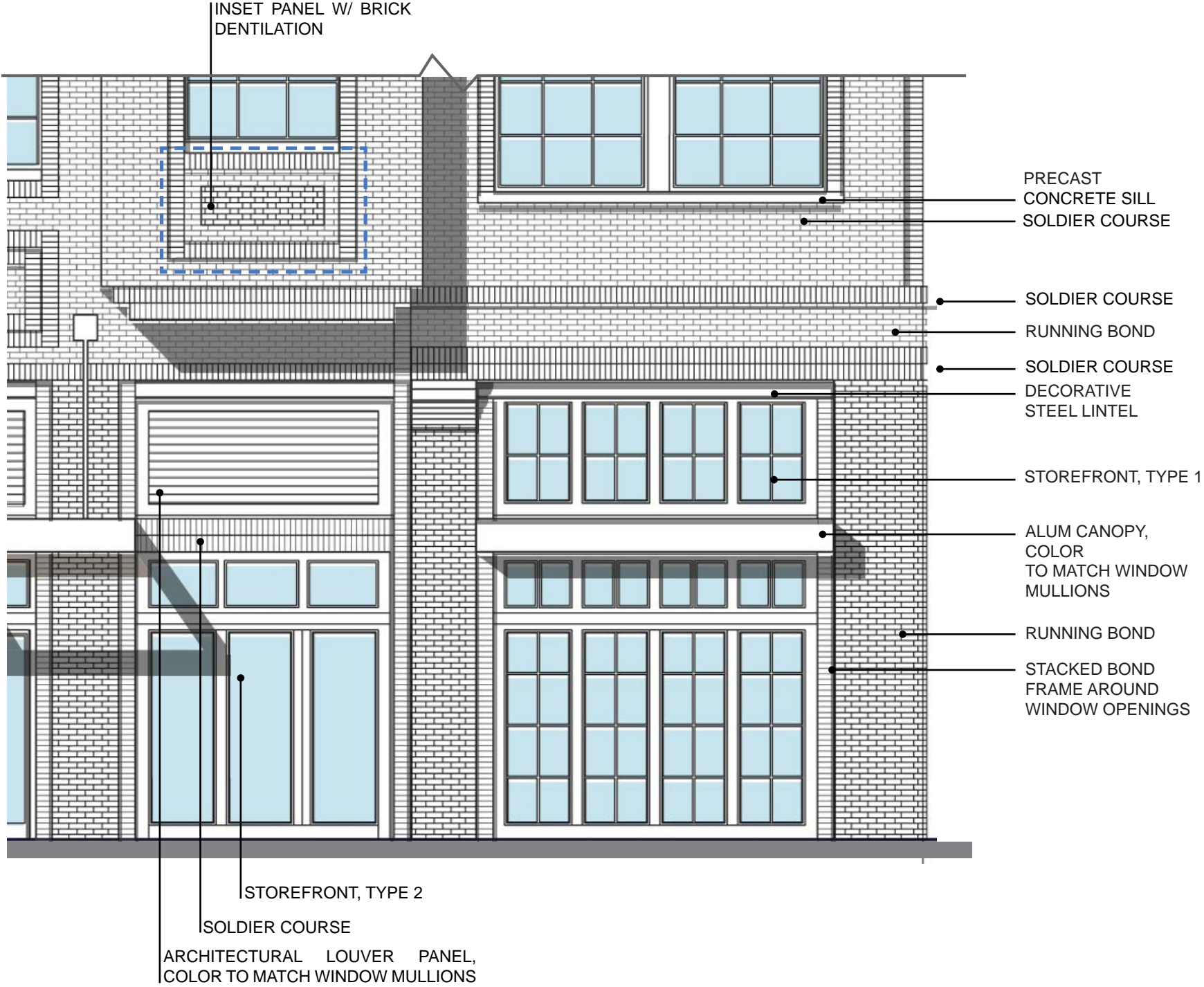
PARTIAL BUILDING ELEVATION A



PARTIAL ENLARGED ELEVATION B

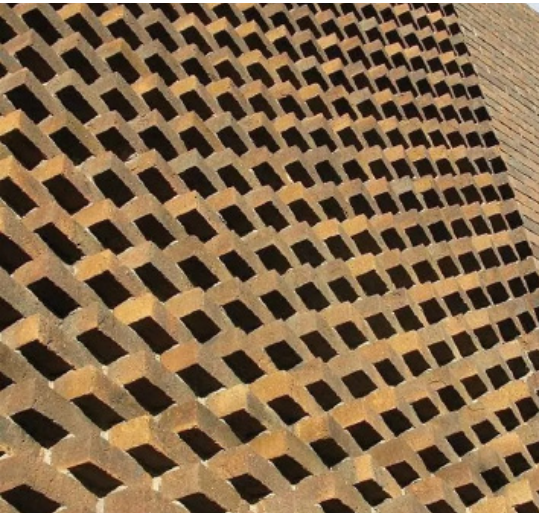
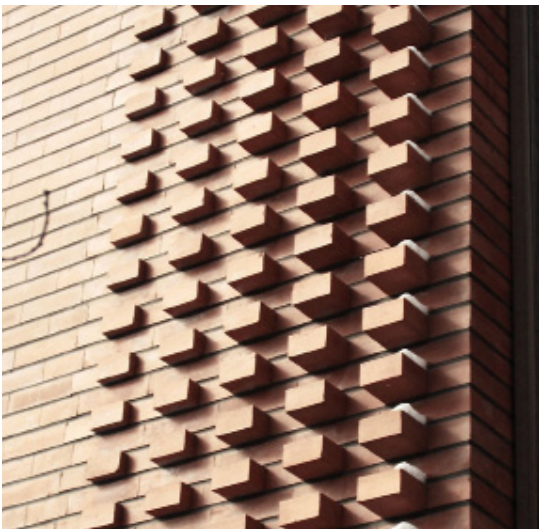
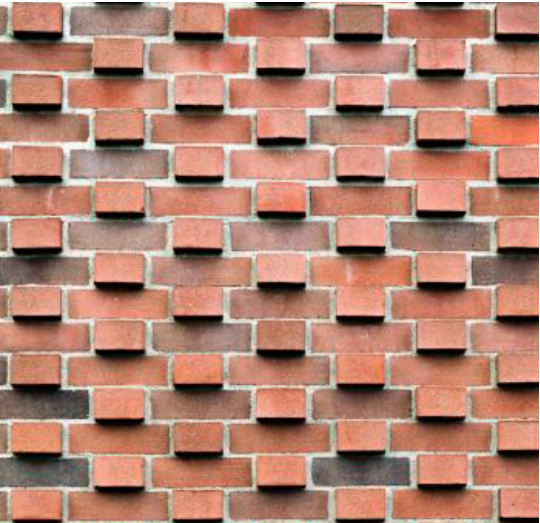
HISTORIC PRECEDENTS





PARTIAL ENLARGED ELEVATION C

CONTEMPORARY

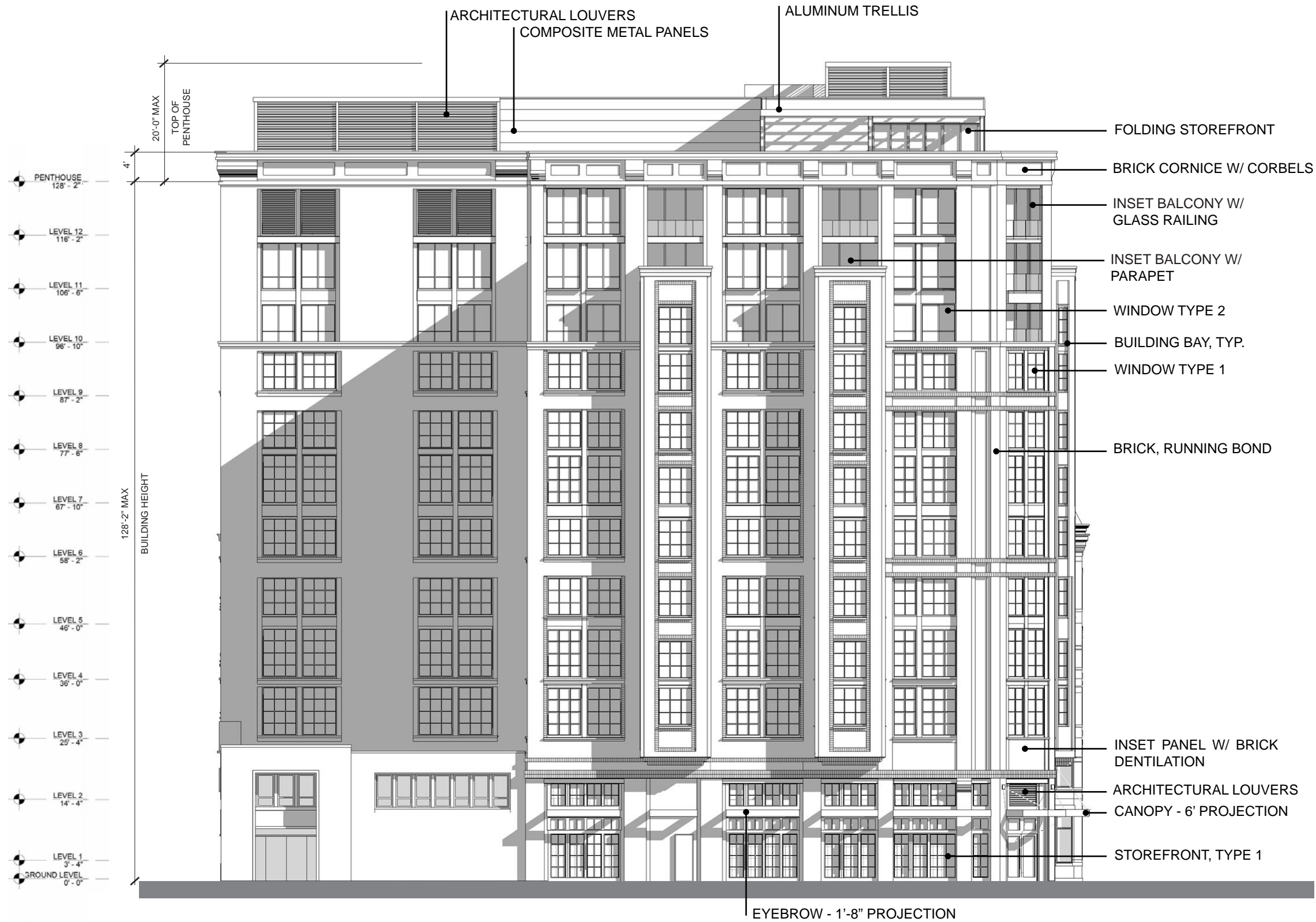


HISTORIC

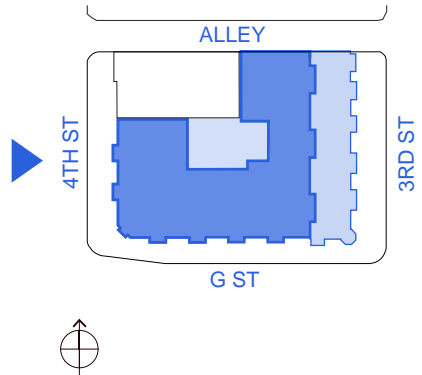




PARTIAL ENLARGED ELEVATION, RENDERED - HOTEL ENTRY



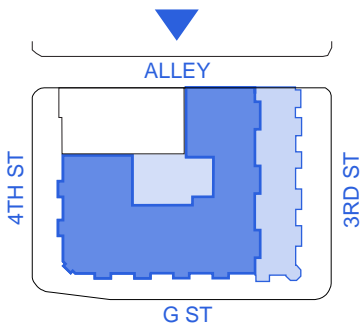
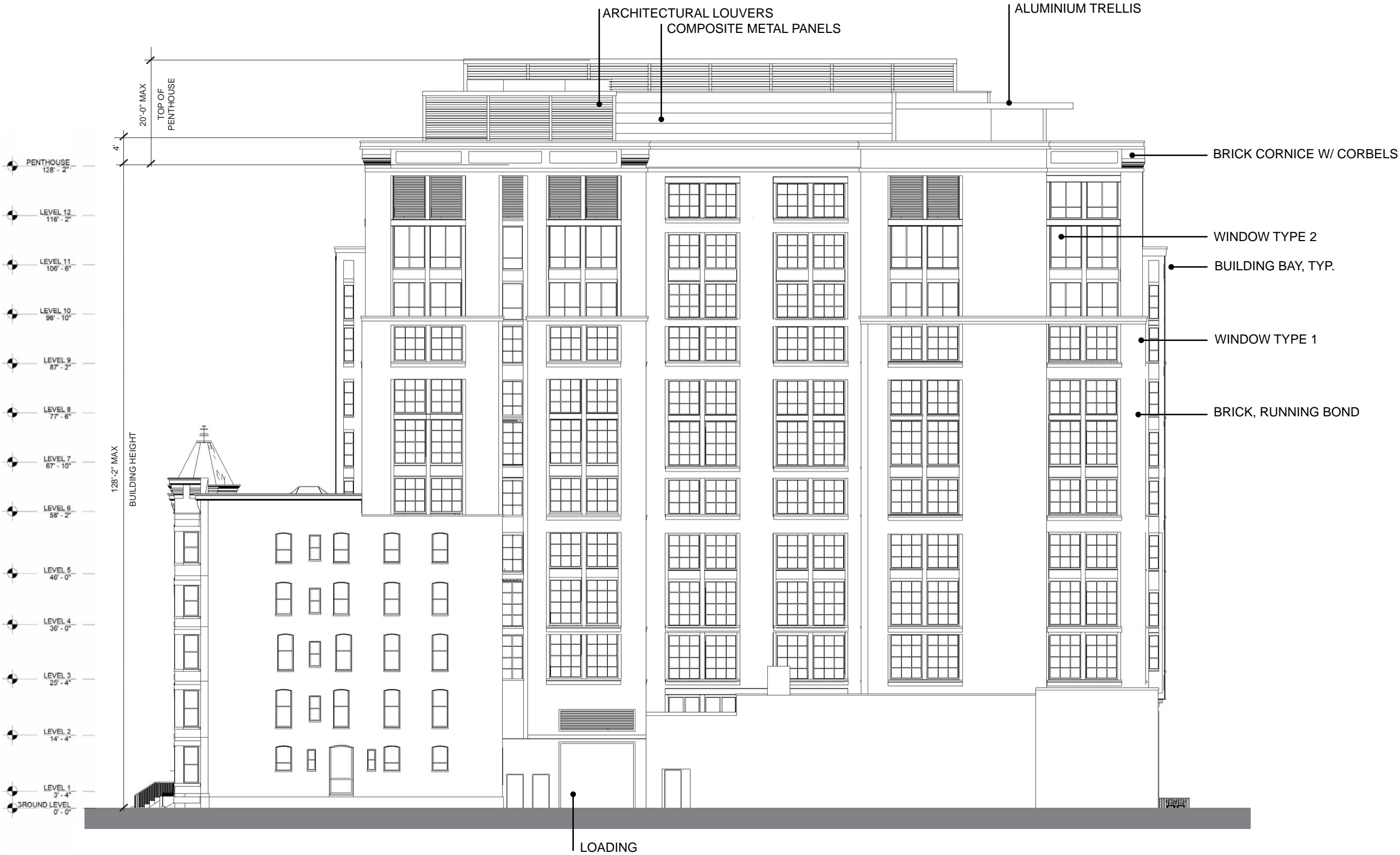
EXTERIOR DESIGN AS PRE-
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5TH, 2020



WEST ELEVATION

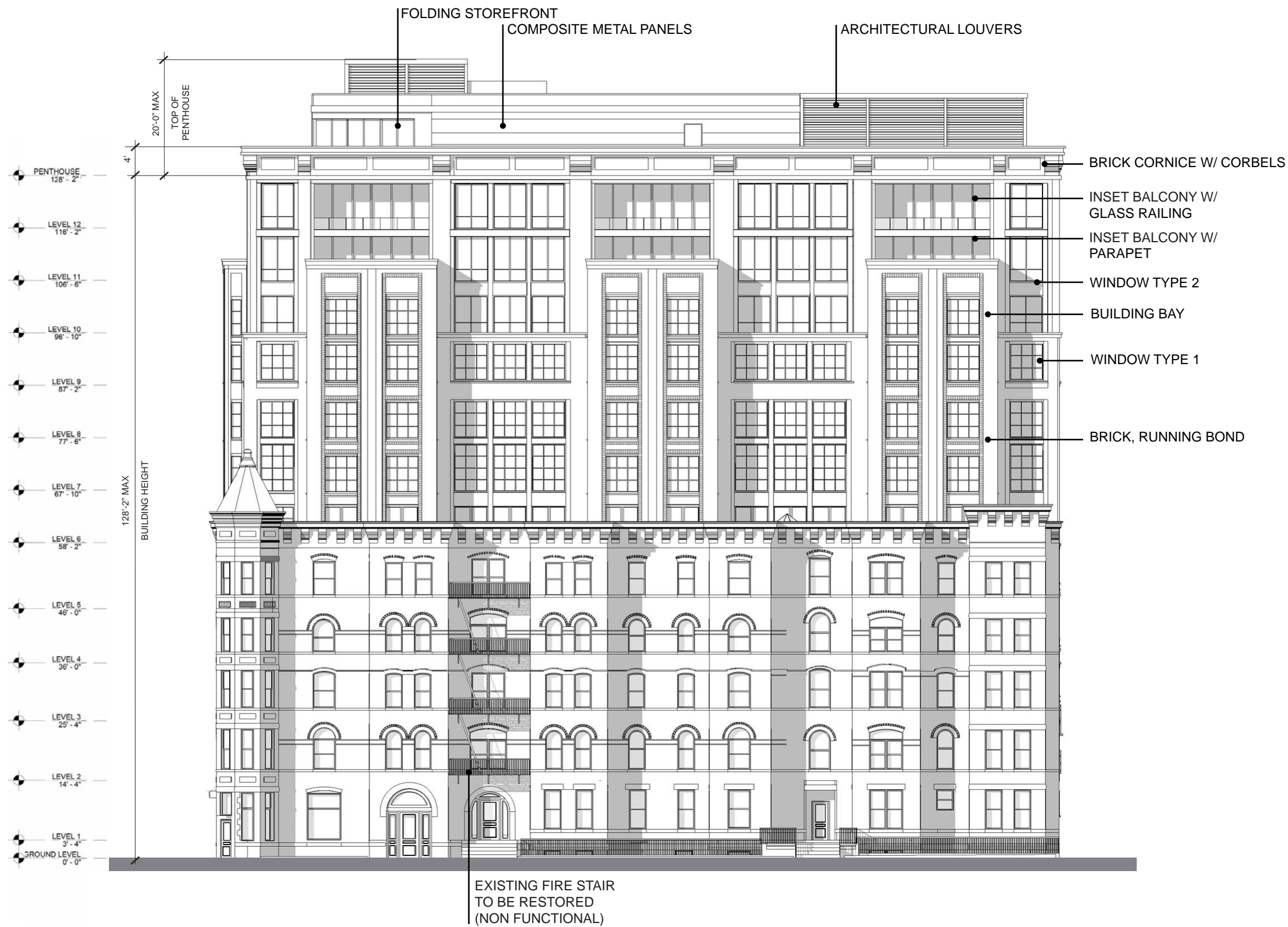
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EXTERIOR DESIGN
AS PRESENTED
TO CFA ON MARCH
5TH, 2020

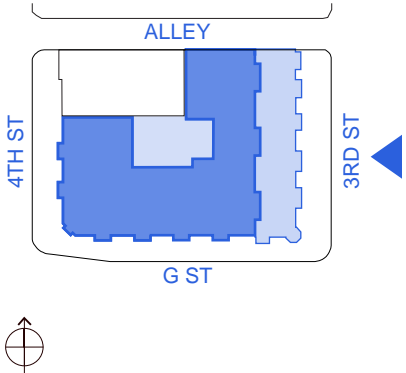


NORTH ELEVATION

SCALE: 1" = 20'-0"



EXTERIOR DESIGN AS PRE-
SENTED TO CFA ON MARCH
5TH, 2020



EAST ELEVATION

SCALE: 1" = 20'-0"