

APPLICATION AND REFERRAL TO THE HISTORIC PRESERVATION REVIEW BOARD

HPA 12-209

The DC Historic Landmark and Historic District Protection Act of 1978 requires the Mayor to refer construction plans to the Historic Preservation Review Board (HPRB) for consideration before issuing a building permit affecting a designated historic landmark or property within a historic district. To initiate a historic preservation review with HPRB, please submit this form with all required attachments as directed below.

THIS IS A REQUEST FOR THE FOLLOWING REVIEW BY THE HISTORIC PRESERVATION REVIEW BOARD:

- CONCEPTUAL REVIEW** to receive HPRB guidance at the early stages of design and to enable delegation of final permit review to the Historic Preservation Office (HPO)
- PERMIT REVIEW** to receive final historic preservation review of the building permit plans for a project
I have confirmed with the HPO staff that the proposed work needs to be submitted for HPRB review

1. OWNER, APPLICANT, AND PROPERTY INFORMATION

Property Owner's Name: First Church of Christ Scientists
 Applicant's Name (if different from owner): Adams Morgan Church Hotel LLC
 Project Address: 1770 Euclid Street, Washington, DC 20009
 Square: 2560 Lot: 872/875/127 Historic District: _____

To find your square, lot and historic district, see www.propertyquest.dc.gov

- I am currently the owner of the property
- I am a homeowner currently receiving the DC homestead deduction for this property
- I am an authorized representative of the property owner
- I am or represent a potential purchaser of the property

2. SUBMISSION MATERIALS FOR HPRB

The following materials are included with this application:

- Comprehensive exterior photographs of the building, structure, or site and its context (showing adjacent buildings, immediate surroundings, and the areas of proposed work)

For each of the following, two (2) copies for filing (HPO will request more copies after its initial project review):

- Site plan showing the existing footprint of the property and adjacent buildings
- Building plans, elevations, and site plan sufficient to illustrate the footprint, height, massing, design, and materials of the proposed work and its surrounding context

3. PROJECT DESCRIPTION (CHECK ALL THAT APPLY)

- Addition
- Exterior Alteration
- New Construction
- Subdivision
- Other

Briefly describe the nature of the project: The centerpiece of the proposed Adams Morgan Historic Hotel is the restoration and long-term preservation of the approximately 100 year old First Church of
see attached document for rest of answer to #3

	YES	NO	UNSURE
Is the proposed work visible from a public street?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will there be work on the front of the building or in the front yard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the project include work in public space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the project include removal of roof or floor framing or bearing walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is this a Fair Housing Act request for "reasonable accommodation"?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(over)

4. ADDITIONAL INFORMATION FOR LARGER PROJECTS

For renovation or new construction projects exceeding 20,000 square feet, attach a full narrative description indicating the general nature of the project, program of uses, estimated gross floor area by use, number of residential units, scope of preservation work, and any other pertinent features or benefits, including aspects of sustainability. Homeowners proposing work on their own house do not need to provide this information.

5. EASEMENTS

Is there a conservation easement on the property?

YES NO UNSURE

If yes, have you discussed the project with the easement holder?

6. COMMUNITY CONSULTATION

Have you shared project information with abutting neighbors?

YES NO UNSURE

Have you contacted the affected Advisory Neighborhood Commission (ANC)?

Have you contacted any neighborhood community organizations?

To locate your ANC, see www.anc.dc.gov/anc/site

7. ZONING REGULATIONS AND CONSTRUCTION CODE

Will the project cause a change in building footprint or lot occupancy?

YES NO UNSURE

Are any zoning variances or special exceptions required for the project?

If yes, have you discussed the project with the Zoning Administrator?

If yes, have you discussed the project with the Office of Planning?

Is any building code relief required for the project?

Briefly describe the nature of any zoning variances or code relief being sought: We have submitted an application to the DC zoning commission for a consolidated planned unit development (PUD) approval and an application

8. CONTACT INFORMATION See attached document for rest of answer to # 7.

Owner Address (if different from project address): Kit KOSAKOWSKI, Federal officer

Owner Phone: 202.255.8131

Owner Email: ksrkphd@mwutah.com

Christian Science Committee 910 16th street # 40 Wash. DC 20006

Agent's Capacity: Tenant Architect Contractor Contract Purchaser Expediter Other

Agent Address (if different from owner): Brian Friedman 2120 L ST NW SUITE 315

Agent Phone: 202.271.4200

Agent Email: BF@friedmancap.com

WASHINGTON, DC 20036

9. CERTIFICATION

I hereby certify that the information given in this application is true and accurate. If applying as an agent of the owner, I certify that I have the owner's permission to make this application.

Signature: [Signature]

Date: 1/27/12

When completed, submit this form with all plans, photographs, and other attachments to the Historic Preservation Office desk at the DC Permit Center, Department of Consumer and Regulatory Affairs, 1100 4th Street SW, 2nd floor. Upon review of this submission, HPO staff may contact the owner or agent for consultation, and may request additional information if determined necessary to review the project.

Referral to HPRB may be deferred if information is not received within sufficient time to allow staff evaluation and preparation for review. All application materials are part of the public record and are made available to the public for inspection. For more information, see www.preservation.dc.gov.



Historic Preservation Office
DC Office of Planning
(202) 442-8800
historic.preservation@dc.gov

District of Columbia
Office of Planning



Answer to Question 4 on the Application for Historic Preservation Review
Of CHURCH
The Adams Morgan Historic Hotel LLC

The proposed project (the “Project”) which is the subject of this Application for Historic Preservation Review (the “Application”) involves restoring the existing church building and building an addition (the “Addition”) to the church building (the existing church and addition being defined as the “Building”). The Addition will measure a maximum of ninety (90) feet in height. The Building will be used as a hotel, with complementary conference, restaurant, retail, and parking uses. There will be an estimated 31,000 square feet of gross floor area of conference and restaurant space in the existing church building, and an estimated 156,000 square feet of gross floor area of hotel use. The hotel is estimated to provide approximately 227 hotel rooms, and 174 parking spaces below ground.

The scope of preservation work for the existing church building includes:

1. Cleaning and re-painting of existing brick and stone.
2. Renovation of existing windows and frames. Existing glass will be reused, existing frames will be made weather-tight and as energy efficient as possible. The appearance from the outside will remain unchanged.
3. The roof and copings will also need work to be made weather-tight. Any material that cannot be repaired will be replaced with new to match existing.

3. Christ, Scientist, building located at 1770 Euclid street ("church Building") and the construction of an addition ("the addition") behind the church Building.

7. for a PUD related zoning map amendment. The property is located in the R-5-B zone district (Lot 872) and the RC/C-2-B zone districts (Lots 875 and 127) We are requesting a change in zoning of the three properties to the C-2-B zone districts and proposing a maximum height of 90 feet for the addition of an FAR of 4.43.