



Old Georgetown Board Submission



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The former Henry and Annie Hurt Home for the Blind is a four story brick structure of approximately 33,000 square feet. It is located at 3050 R Street, NW, in the Georgetown Historic District in Washington, DC. The building sits adjacent to the street, on a one acre lot which slopes down toward the rear of the property, arriving at an elevation approximately ten feet below street level at the rear fence. There is an existing 16 space asphalt paved parking lot at the rear of the building. The balance of the site is composed mainly of sloped grassy areas with a few concrete pathways and approximately one dozen mature trees of various species.

The site is currently zoned D/R-1-B, which typically provides for detached single family residences with a maximum height of three stories and 40 feet, or use as a foreign embassy. The existing building predates DC zoning legislation and is therefore a permitted non-conforming structure, in both use and size. A Zoning Map Amendment case has been filed with the DC Zoning Commission to change the lot designation to D/R-5-A, which allows conversion of the existing structure to multi-family residential use by Special Exception through the Board of Zoning Adjustment.

The renovation project depicted in this presentation incorporates 15 residential units and 30 parking spaces, per the developer’s agreement with the District of Columbia government.

HISTORY OF THE PROPERTY

Numerous sources, including a cornerstone on the building, concur in dating the original construction of the extant building to 1913. Baist atlases from 1903 through 1919 demonstrate that the main body of the building was constructed at this time, after demolition of a prior structure on this site which served a similar function.

The first major addition occurred in 1924. This construction doubled the size of the facility and matched original materials, forming a balanced and harmonious composition. It is the goal of this renovation to return to this era in the life of the structure. A series of smaller rear additions appear to be later construction, due to differences in construction type and materials. They are mostly utilitarian in nature and do not contribute to the overall composition. These are the areas identified as proposed demolition in the presented drawings.

Originally constructed by a private philanthropic organization to serve as an assisted living facility for blind residents of Washington, DC, the facility later passed under ownership of the District of Columbia government in 1987. Most recently, in 1992, it was converted to serve as the Devereux Children’s Center, a residential and psychiatric program for foster children. The building has been vacant for several years, and was recently declared surplus property by the District of Columbia government in The Hurt Home Disposition Approval Resolution of 2010, adopted by the Council on July 13, 2010. The Office of the Deputy Mayor for Planning and Economic Development (“DMPED”) awarded R Street

Partners, LLC the right to redevelop the property for multi-family residential use, incorporating 15 residential units and 30 parking spaces.

CURRENT CONDITION

Although the building has been vacant for several years, it is generally in good shape. Some deterioration of the soffit over the entrance and several broken windows at the rear are the only visible signs of neglect. All major building systems appear to have been replaced or upgraded within the past 20 years. The metal roof appears to be in stable condition. The grounds appear maintained - the grass is cut and none of the trees appear to be in danger of falling. An arborist’s report has been commissioned and is underway.

Interior construction is typical of an institutional use. Hollow metal door frames, acoustical tile ceilings, vinyl floor tiles and commercial-grade bathroom fixtures are common. Finishes are sparse, heterogeneous and in generally fair condition. There is limited evidence of water damage in isolated areas. The property is currently served by active utilities, the HVAC system is operational and the fire sprinkler system appears to be enabled.

An EPA Phase I Environmental Assessment has been completed, recommending a Phase II study be completed. Primary reasons for this recommendation are the presence of an underground fuel storage tank and hydraulic elevator, which may be subject to subterranean leakage. This study has been commissioned by the developer and is underway.

ADAPTIVE RE-USE

Through conversion to private ownership, conservation of this stately building will be assured. A now abandoned building will be returned to life in a manner which will contribute to the neighborhood and the city as a whole. Pedestrian traffic and “eyes on the street” will enhance public safety along this stretch of R St. An enlivened building will add to the vibrancy of this established neighborhood. A lush landscaped garden will replace the current sparse greenery, providing an enjoyable vista for the immediate neighbors. New high-end condominiums will bolster property values in the area and new residents will add to the tax base of the city as a whole.

As an adaptive re-use rather than demolition and new construction, this project will reduce waste and help to conserve natural resources. Under the District of Columbia Green Building Act of 2006, this project will be required to meet Enterprise Community Partners’ Green Communities protocols for environmentally friendly practices. The new condominiums will consume fewer resources, reduce the building’s impact on local utilities and provide a healthy living environment for its residents.

Under the developer’s agreement with the District of Columbia, three condominium units will be set aside as affordable housing. One of these units will be targeted to a blind resident, to help preserve continuity of function and serve

as a living reminder of the history of the property.

PROPOSED SCOPE OF WORK

Conversion of the former Henry and Annie Hurt Home for the Blind into a 15 unit condominium building will entail the following proposed scope of work:

- Demolition of four portions of the rear facade:
  - the existing brick elevator shaft at the rear facade and related exterior steel stair access to the machine room;
  - a two story concrete and frame construction sunroom addition on the rear elevation at the second and third floors, with two story painted concrete columns below;
  - a series of smaller brick and clapboard additions along the ground and first floors along the rear facade;
  - partial demolition of the top floor of the existing stair tower and conversion of this area into a private deck accessible from one condominium unit;
- Alterations of window and door openings at the east and west facades to accommodate the proposed condominium unit interior layouts;
- Replacement of existing single glazed windows, where present, with energy efficient double glazed windows. Note many upper level windows across the front and side facades have already been replaced with double glazing;
- Enlargement of existing ground floor openings, or addition of new openings for doors to new private terraces accessible from ground floor units;
- Addition of new skylights to main roof over double height spaces, interior bathrooms and stair halls. Note skylights will not be visible from public areas surrounding the site. See relevant sheets in this presentation;
- Extensive interior modifications, both to finishes and to structure, to allow the proposed change of function;
- Installation of a new elevator entirely within the existing envelope of the building;
- Demolition of two of the existing four stairwells within the building and adaptation of the remaining two to the reconfigured layout;
- New and/or extensively renovated building systems: mechanical, electrical, plumbing and life safety Demolition of much of the existing hardscape elements on site and introduction of new landscaping;
- Modification of existing paved surface parking lot to allow 30 parking spaces. Overall amount of impermeable area on site will be minimized, possibly reduced from current state;
- Widening of existing public alley from the curb cut on R St. NW to the parking lot entrance. Existing alley is 14’ wide. Demolition of existing concrete curb and extension of asphalt paving to the existing brick site wall would yield a width of approximately 20’.







Aerial view from the North



Aerial view from the West



Aerial view from the South

Panoramic view of the front facade





East facade from R Street



Northeast corner



View of R Street, NW



Front facade from R Street



Northwest corner



East facade





Montrose Park

**3050 R St. NW**  
The Hurt Home for  
the Blind  
Prop. Condominium  
Conversion  
Lot 276

**1657 31st St. NW**  
Dumbarton Court  
Co-Op  
Residential flats  
Lot 819

Note: Addresses cited  
on this sheet are tax  
lot designations



View from the southwest  
Source: Google Earth

**1680 Avon Pl. NW**  
Jackson Art Center  
Artist's studios  
Lot 840

**1668 Avon Pl. NW**  
Residential flats  
Lot 144

**1657 31st St. NW**  
Residential garages,  
belonging to Dumbarton  
Court Co-Op  
Lots 890 - 900

**1644 Avon Pl. NW**  
Single family  
residence  
Lot 257

**1642 Avon Pl. NW**  
Single family  
residence + accessory  
building  
Lot 258

**1645 31st St. NW**  
Accessory buildings  
Lots 904, 905

**1645 31st St. NW**  
Single family  
residence  
Lot 906







1. View from southwest, end  
of adjacent public alley

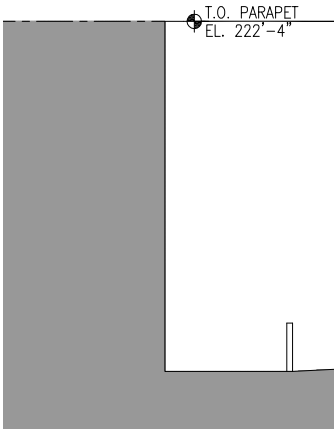


2. View from northwest,  
corner of 31st & R St.



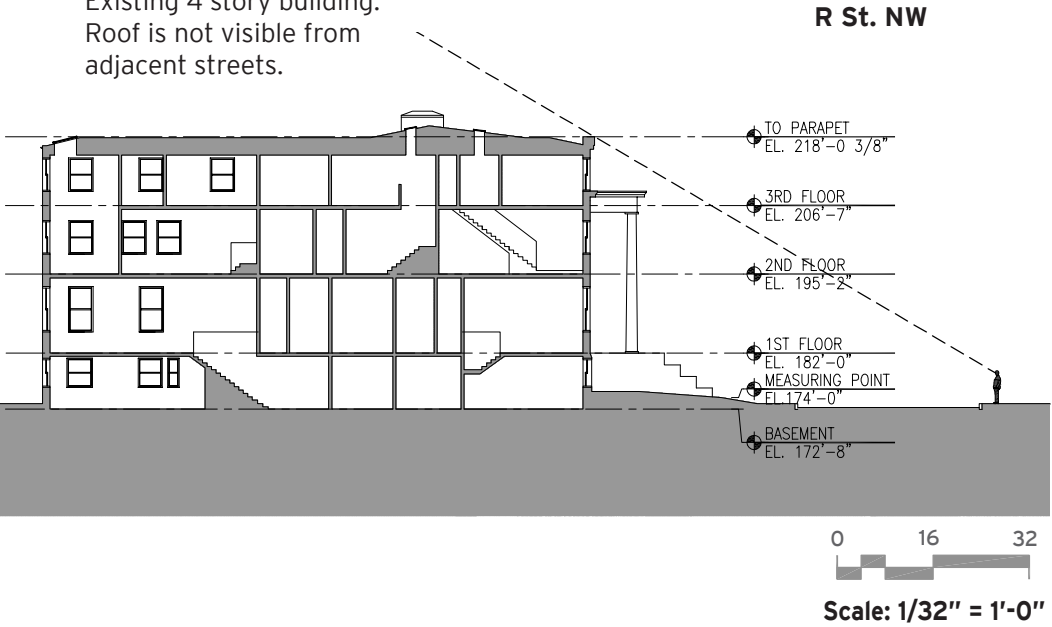
3. View from northeast,  
corner of Avon Pl. & R St.

**Dumbarton Court  
Residential Co-Op**  
Existing 5 story  
building



Site Section Looking West

**3050 R St. NW**  
Existing 4 story building.  
Roof is not visible from  
adjacent streets.



4. View from southeast,  
at bend in Avon Ln.

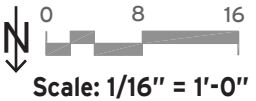
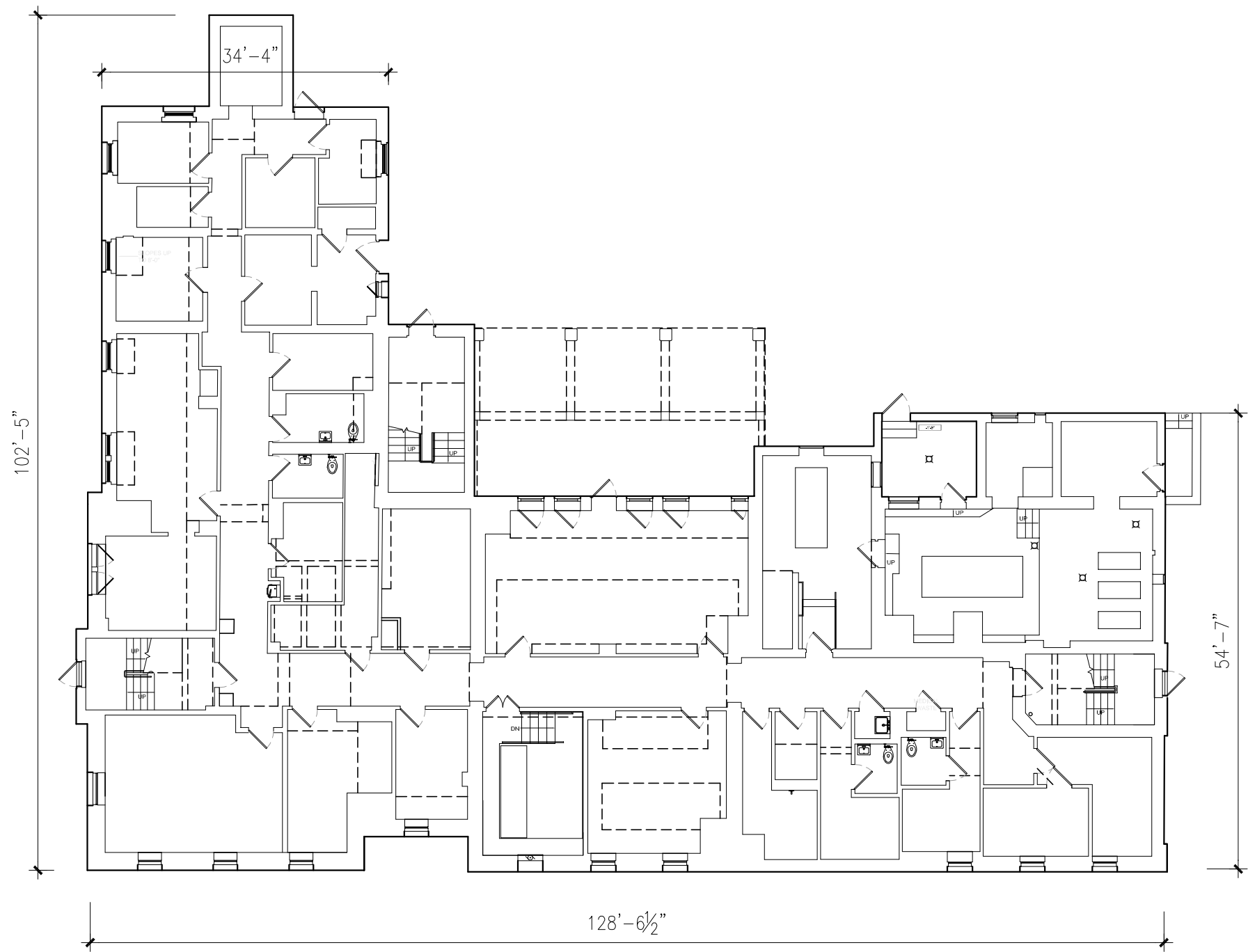


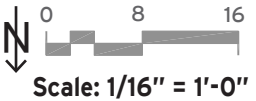
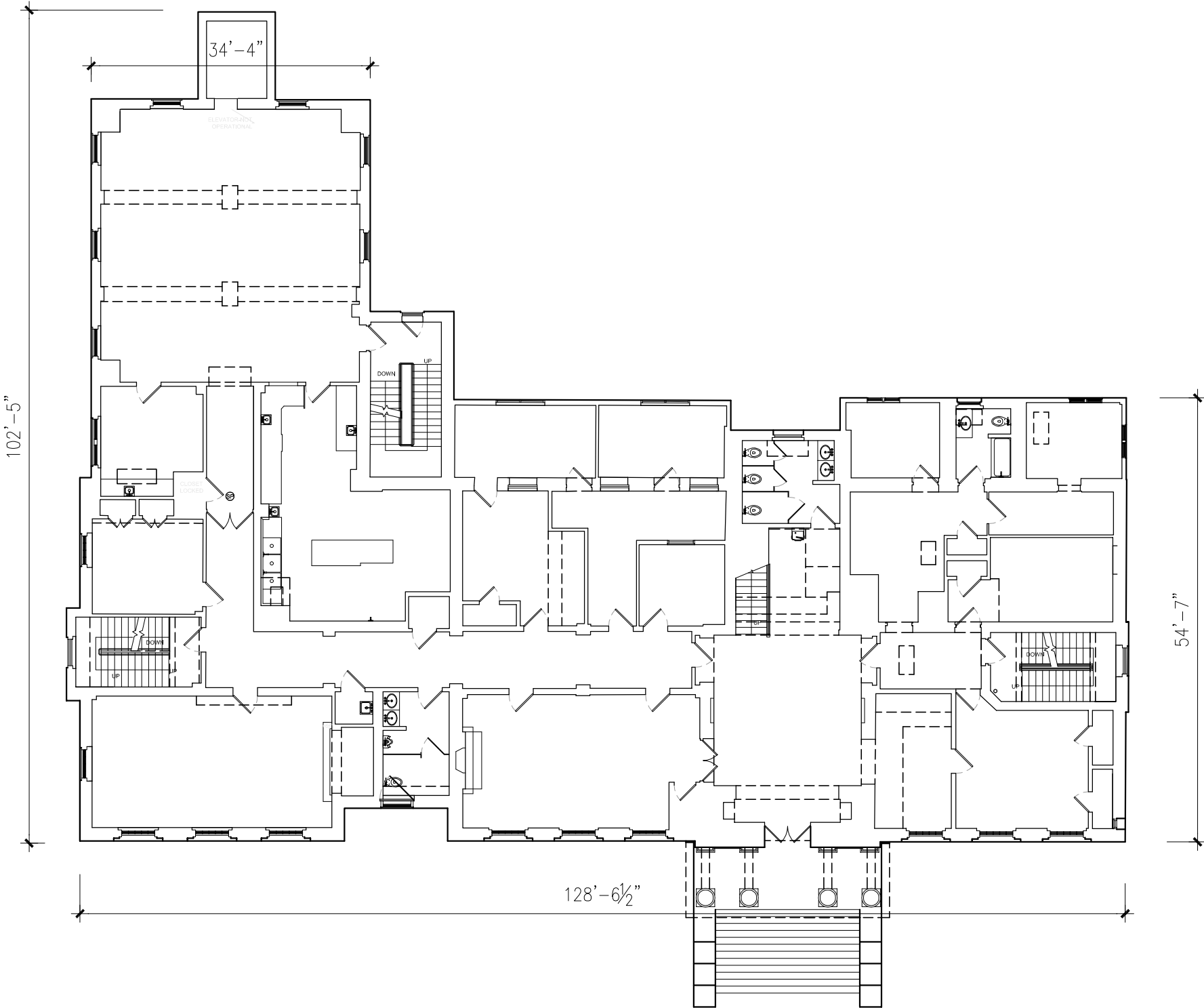
Due to the geography of the surrounding neighborhood, the roof of 3050 R St. is not visible from the public realm because:

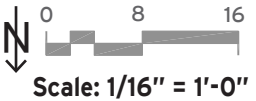
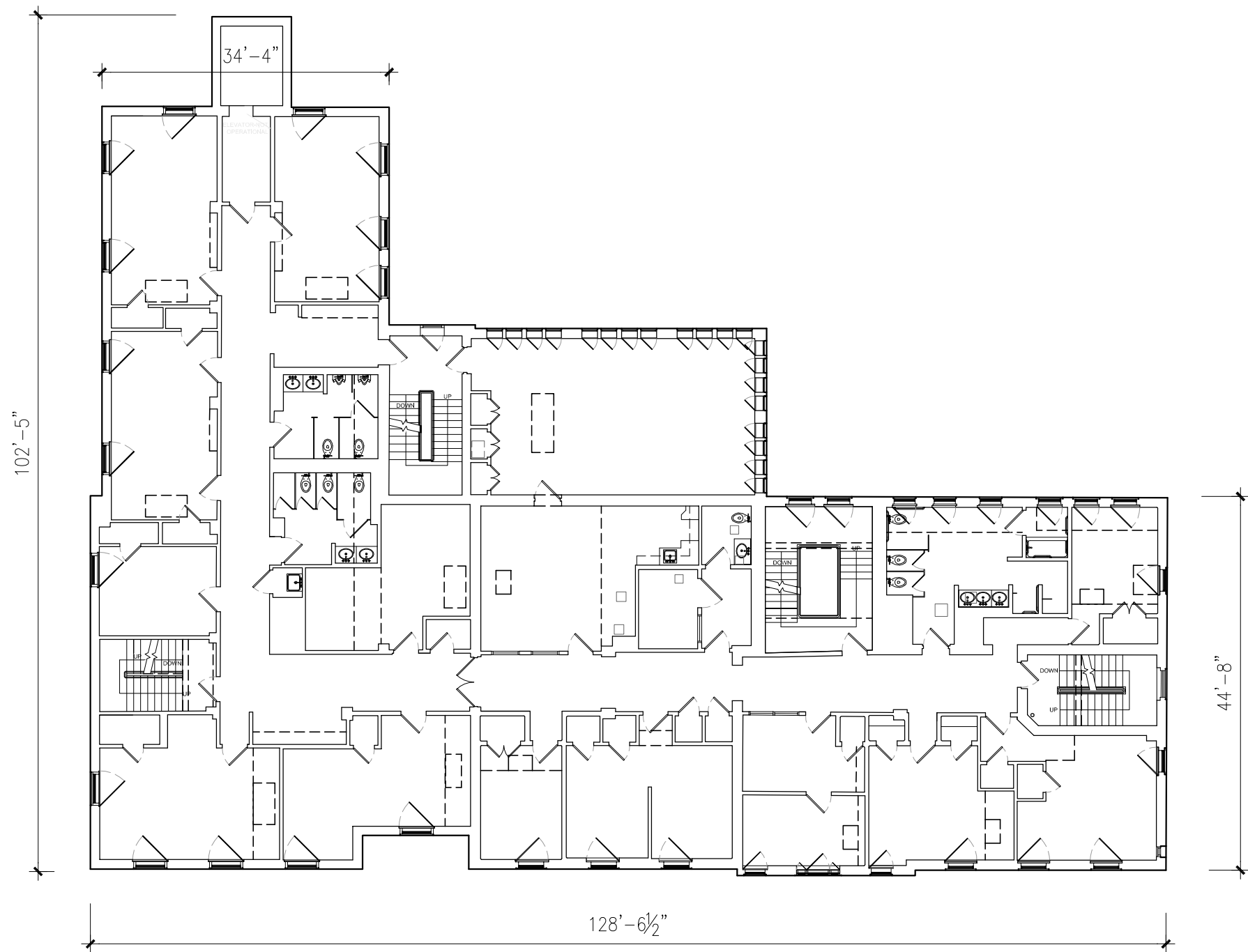
- The lot is at a higher elevation than areas to the south, east and north.
- The property is taller than nearly all surrounding buildings.
- Adjacent buildings to the west obstruct views of the property from this direction.

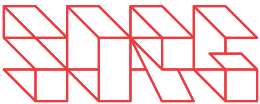
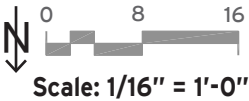
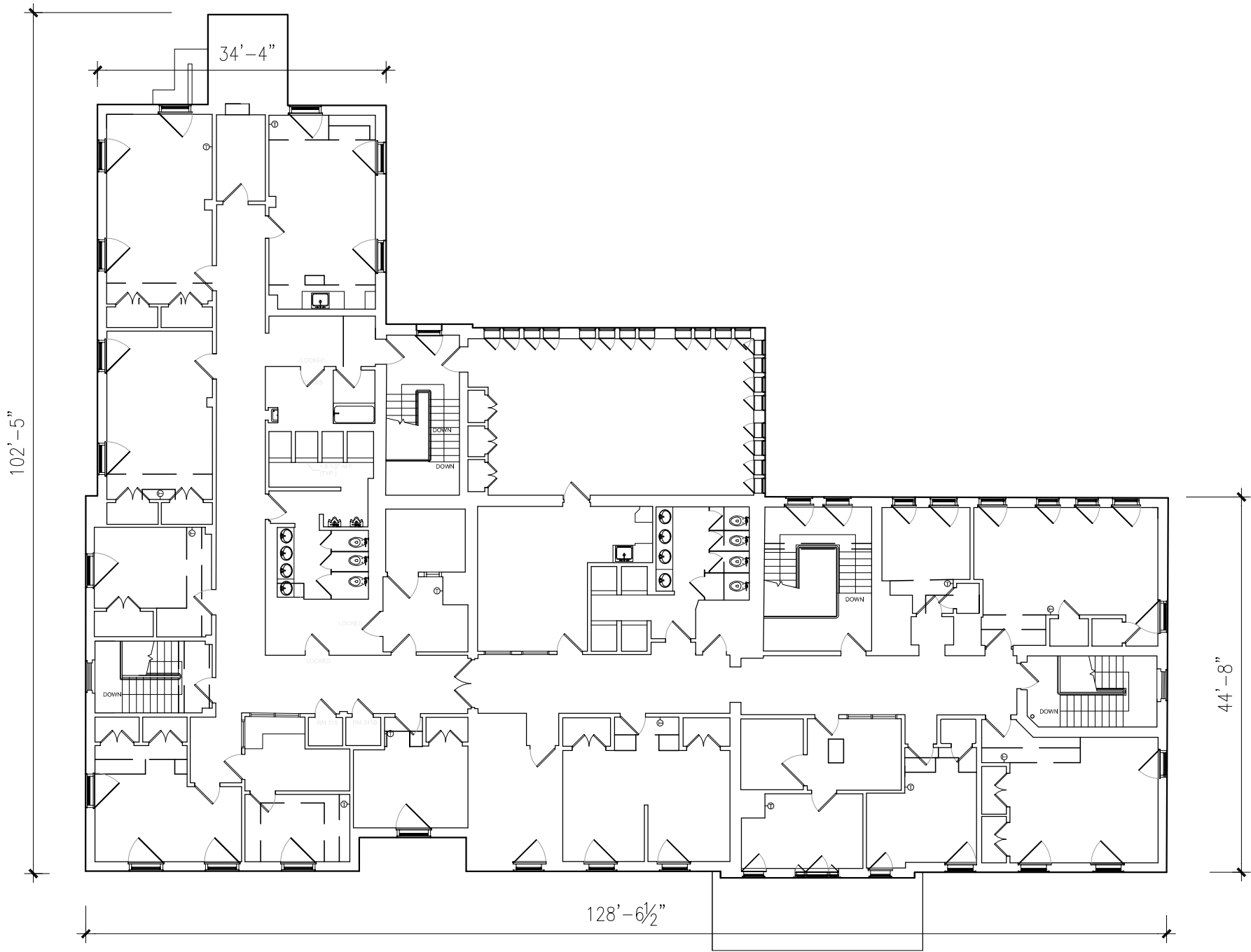
Therefore, proposed new skylights will be concealed from view.

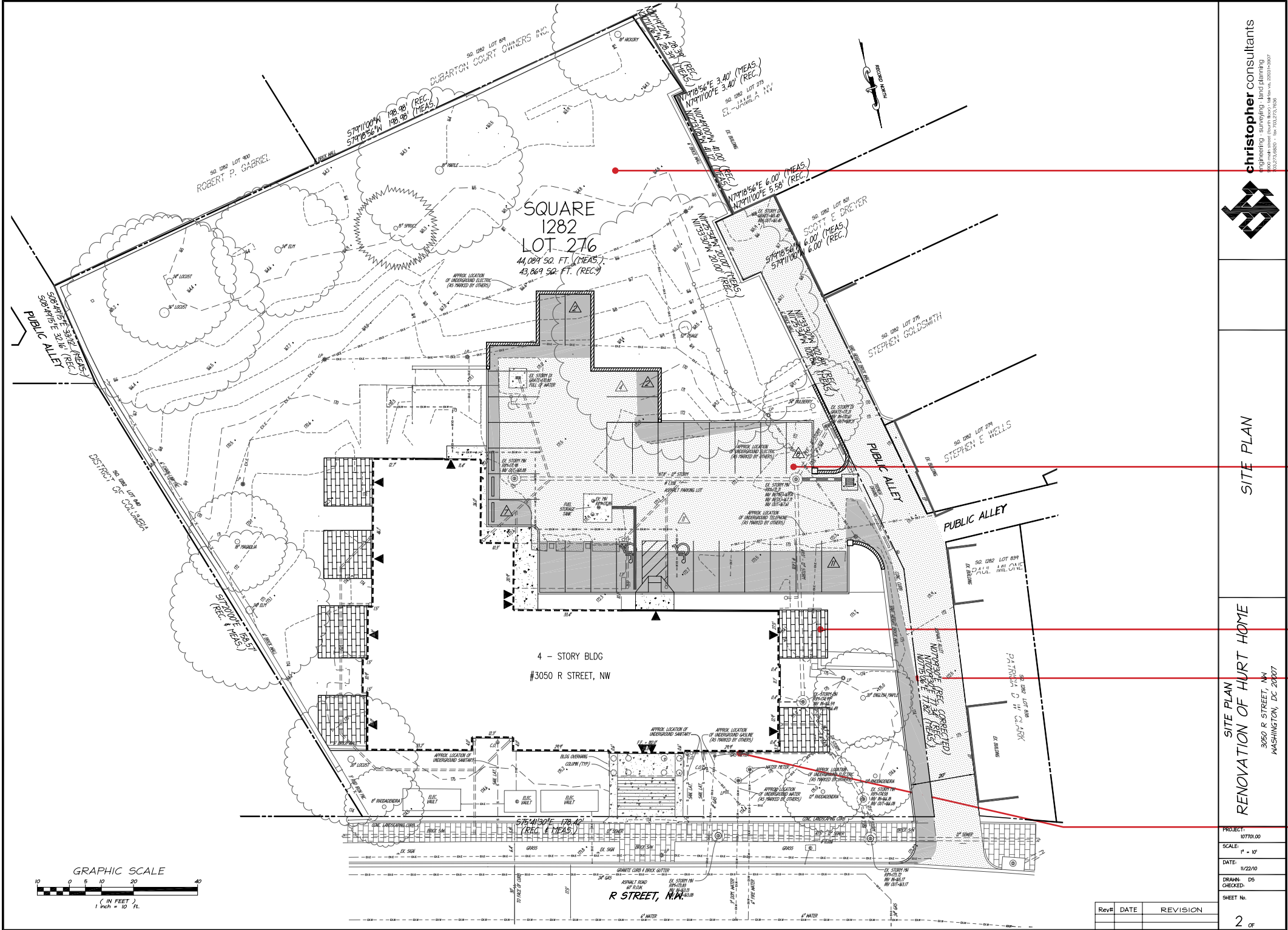






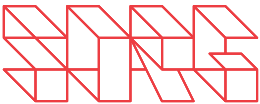


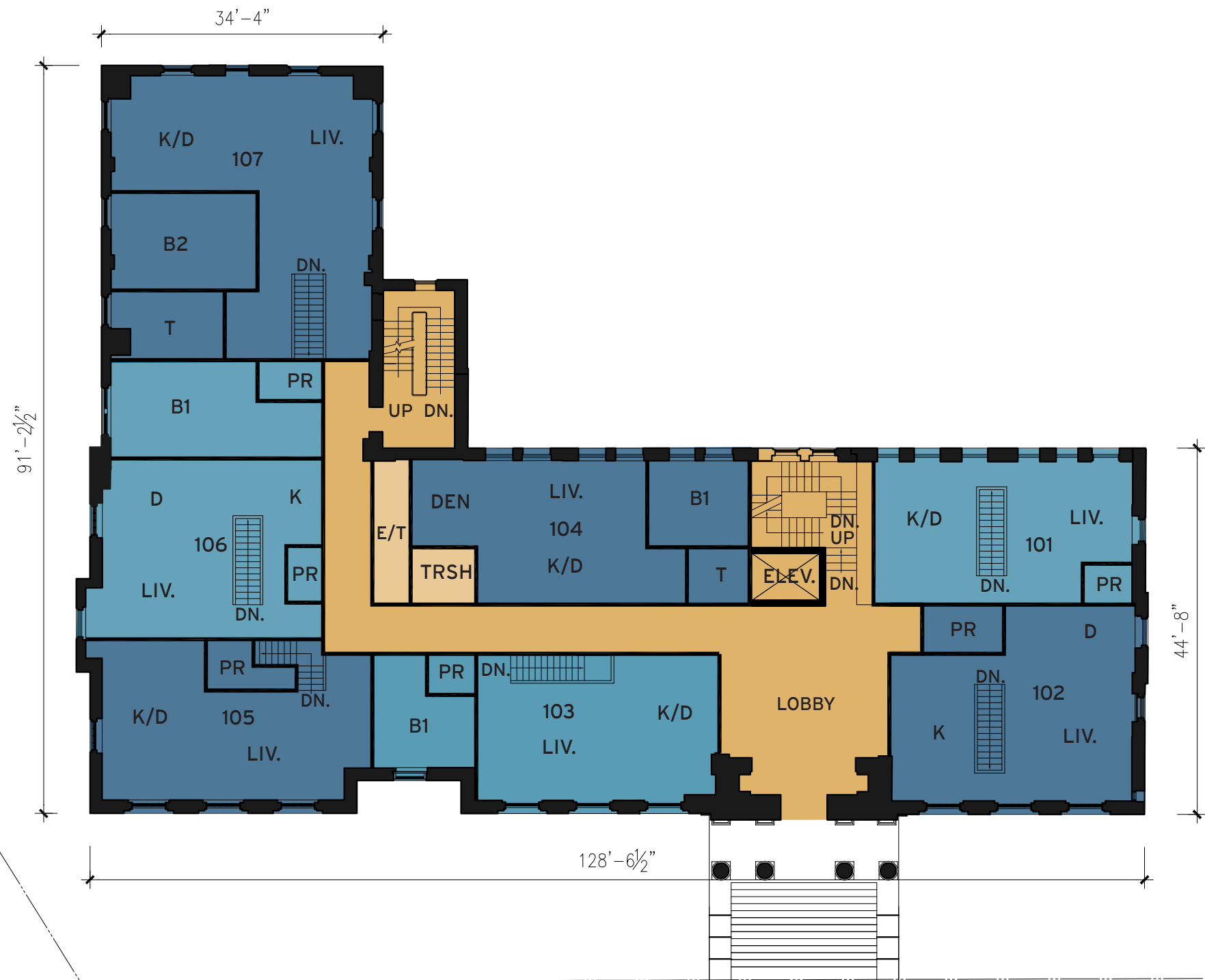






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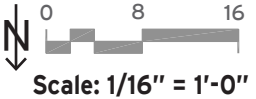


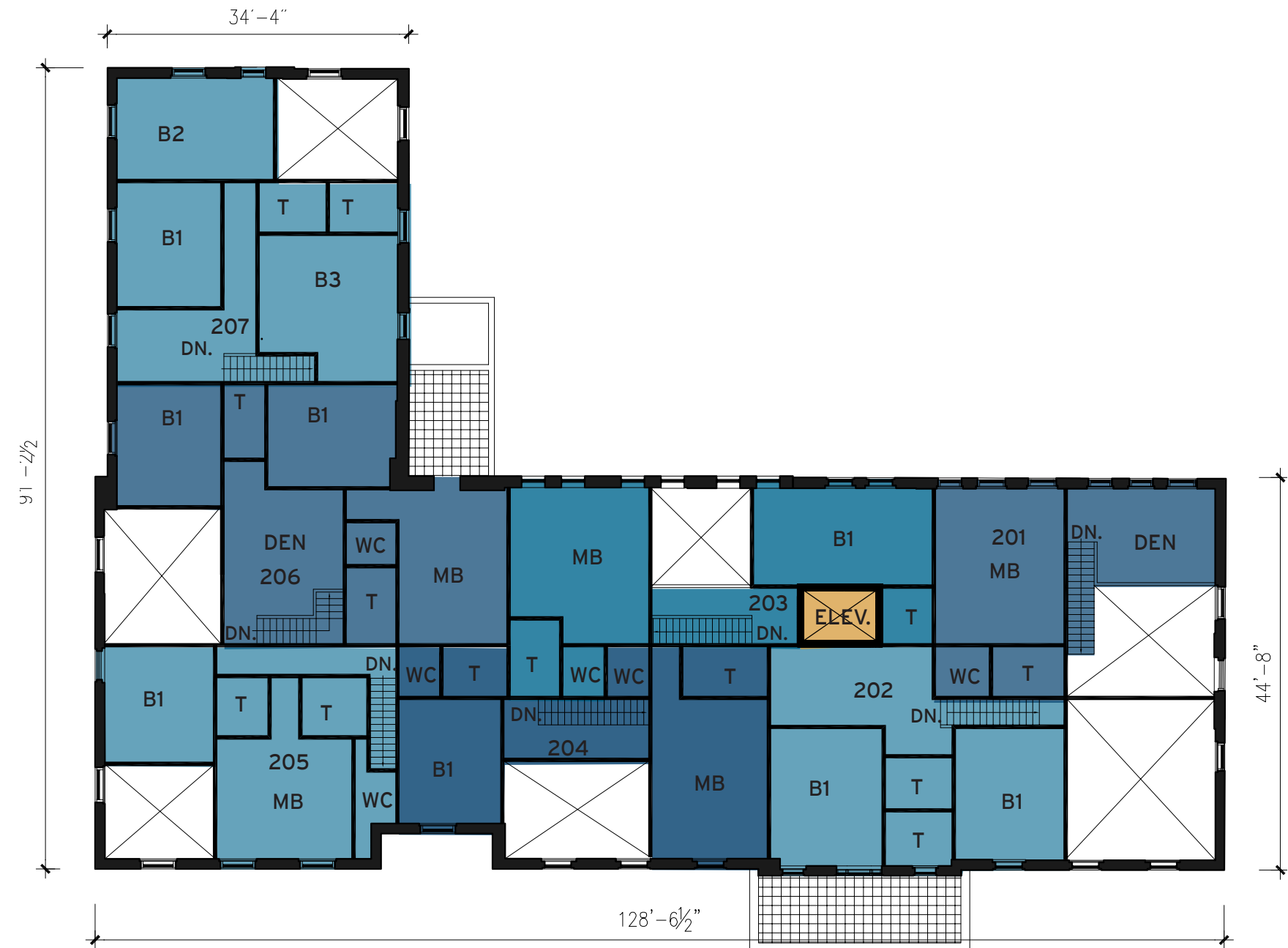
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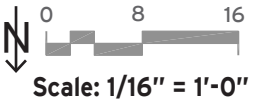


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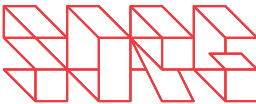
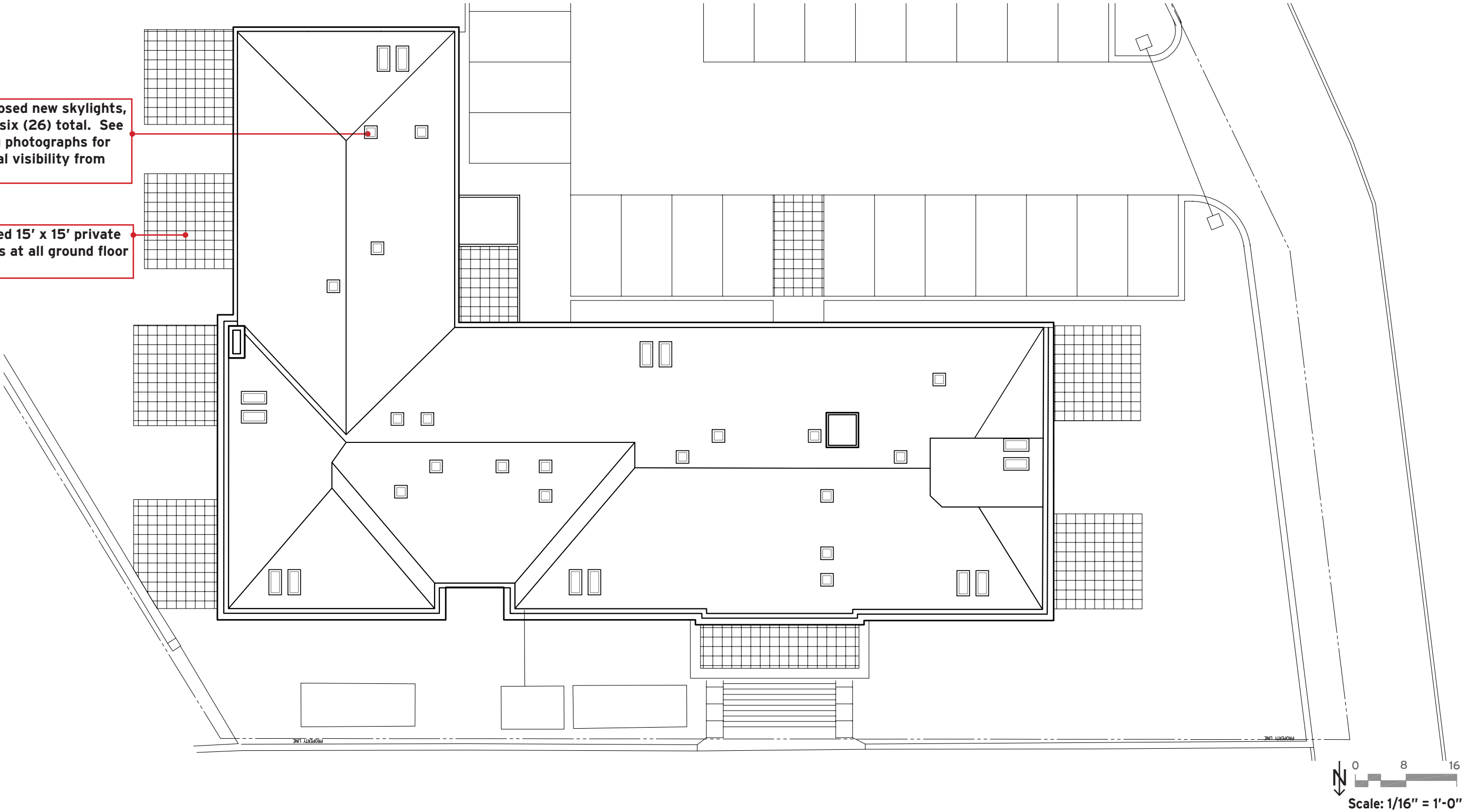




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- 6. Proposed new skylights, twenty six (26) total. See building photographs for potential visibility from street.
- Proposed 15' x 15' private terraces at all ground floor units.



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Proposed North Elevation

8. Replace all existing windows with reproduction units, incorporating energy-efficient glazing (typ. @ all facades).



Existing North Elevation

0 8 16  
Scale: 1/16" = 1'-0"



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9. Proposed new doors to private terraces.

Proposed West Elevation



6. Proposed new skylights, twenty four (24) total. See building photographs for potential visibility from street.

Existing West Elevation



0 8 16  
Scale: 1/16" = 1'-0"



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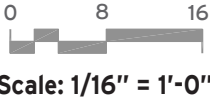
Proposed South Elevation

6. Proposed new skylights, twenty four (24) total. See building photographs for potential visibility from street.

7. Dashed outline denotes areas of exposed or reconstructed original facade.



Existing South Elevation



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9. Proposed new doors to private terraces.

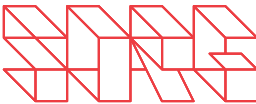
Proposed East Elevation

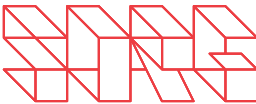
8. Replace all existing single glazed windows with reproduction units, incorporating energy-efficient glazing (typ. @ all facades).



Existing East Elevation

0 8 16  
Scale: 1/16" = 1'-0"









- NOTES:**
- 1. Modify window and door openings at ground floor and stair on west facade.
  - 2. Demolish rear sunroom additions at second and third floors.
  - 3. Demolish elevator shaft and machine room access stair.
  - 4. Modify window and door openings at ground floor and stair on east facade.
  - 5. Demolish various rear additions at ground and first floor.

