Old Georgetown Board Submission
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 Adjustment case has been filed with the DC Zoning Commission to change the lot designation to D/R-S-A, which allows conversion of the existing structure to multi-family residential use.

**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 new 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:

1. Demolition of four portions of the rear facade:
   a. the existing brick elevator shaft at the rear facade and related exterior steel stair access to the machine room;
   b. 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;
   c. a series of smaller brick and clapboard additions along the ground and first floors along the rear facade;
   d. 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;

2. Alterations of window and door openings at the east and west facades to accommodate the proposed condominium unit interior layouts;

3. 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;

4. Enlargement of existing ground floor openings, or addition of new openings for doors to new private terraces accessible from ground floor units;

5. 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;

6. Extensive interior modifications, both to finishes and to structure, to allow the proposed change of function;

7. Installation of a new elevator entirely within the existing envelope of the building;

8. Demolition of two of the existing four stairwells within the building and adaptation of the remaining two to the reconfigured layout;

9. New and/or extensively renovated building systems: mechanical, electrical, plumbing and life safety Demolition of much of the existing hardware elements on site and introduction of new landscaping;

10. 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;

11. 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’.
Hurt Home Condominiums
Georgetown, Washington, DC

December 22, 2010

Existing Conditions - Site Photos

East facade from R Street

Front facade from R Street

Northeast corner

Northwest corner

View of R Street, NW

East facade
Existing Conditions - Adjacent Properties, Square 1282

Note: Addresses cited on this sheet are tax lot designations.
View from the northeast
Source: Google Earth

Note: Addresses cited on this sheet are tax lot designations.
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.

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

Dumbarton Court
Residential Co-Op
Existing 5 story building

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

Site Section Looking West

Scale: 1/32" = 1'-0"
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.

Note: All information this sheet obtained from District of Columbia GIS records.
Existing Conditions - Third Floor Plan
Proposed landscaped garden. Existing concrete paths, pads and mechanical equipment to be removed.

Proposed 30 space parking lot. Proposed impervious area shall be similar to existing area.

Proposed 15' x 15' private terraces at all ground floor units.

Proposed widening of public alley from current 14' to 20' to facilitate ingress and egress of vehicles. One mature American Holly tree will be removed.

Front facade to be restored, and remain in original historic configuration.
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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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B. Replace all existing windows with reproduction units, incorporating energy-efficient glazing (typ. @ all facades).

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

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

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. Demolish various rear additions at ground and first floor.

5. Replace all existing single glazed windows with reproduction units, incorporating energy-efficient glazing (typ. @ all facades).
3. Demolish elevator shafts and machine room access stair.

2. Demolish rear sunroom additions at second and third floors.

5. Demolish various rear additions at ground and first floors.

4. Modify window and door openings at ground floor and stair on east facade.

3. Demolish elevator shaft and machine room access stair.

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