



1914 Photograph (DC History Center)

WMATA Northern Bus Garage

4615 14th Street NW
Washington, D.C. 20011

Concept Review Submission
D.C. Historic Preservation Review Board
Filing Date: November 13, 2020
Meeting Date: December 17, 2020

APPLICANT:

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

SUBMISSION PREPARED BY:

BEYER BLINDER BELLE ARCHITECTS & PLANNERS LLP
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Northern Bus Garage

Building Description & Historic Significance

- Constructed as the Capital Traction Company Streetcar Barn in 1906
- Designed by Wood, Donn and Deming in the Italian Renaissance Revival style
- Period of Significance: 1906-1959
- Designated under National Register Criteria A and C in 2013 and D.C. Inventory Criteria B (“History”) and D (“Architecture and Urbanism”) in 2012.
- One-story building consists of an upper (main) level and a partial lower level (basement), Administration Building is a 2-story structure with a basement and hipped slate roof.
- 1959: Converted to a bus garage
- 1983: Wall surrounding east side of the property constructed
- 1987-1992: Major renovation & addition that includes: demolition of 1926 one-story bus garage addition and original roof, replacement of windows, and construction of a one-story bus maintenance facility and storage area with rooftop parking



*Car barn and administration building, 1949
(DC History Center)*



Car barn and tower, 1955-1962 (DC History Center)

Northern Bus Garage

Operational and Programmatic Challenges

The Northern Bus Garage, formerly known as the Decatur Street Car Barn, was fully converted from a street car barn to bus garage in 1959 and transferred to WMATA in 1966. The structure is a vital storage and maintenance facility for WMATA's bus transportation services. The current facility does not meet WMATA's current or future needs.



Existing condition photographs

Northern Bus Garage

Program Highlights

- Efficient and safe vehicle circulation for 40'-0" and 60'-0" articulated buses
- Adequate height clearance for newer diesel buses and future overhead charging for electric buses
- Modernization of existing garage with natural light and updated equipment
- Reorganization of existing footprint to expand the number of maintenance bays and improve bus storage parking to meet current and future needs.
- Incorporation of retail element for community integration
- Reduction of operating costs through sustainable strategies and potential solar array
- 100% filtered exhaust air commitment, which requires large amounts of mechanical space



Contemporary bus facility precedents

Northern Bus Garage

Community Engagement Process

Engagement Prior to May 2020 HPRB Meeting:

- 10 Public Meetings discussing Design & Environmental impacts
- 3 Workshops reviewing Retail & Landscape aspects of project
- Individual Meetings with Councilman & ANC Leaders

Engagement After May 2020 HPRB Meeting:

- 4 Virtual Public Meetings
- Individual Weekly Meetings with Councilmember-elect & ANC Leaders
- Launched Project Website
- Regular Email Communication via NBG listserve
- Online survey

Future Community Engagement:

- Quarterly project updates
- Email updates with project developments & highlights
- Website postings



MEETING #1 Tuesday, October 13

Project & Design Update

MEETING #2 Monday, November 2

Draft Design Conversation

Section 106 Consulting Party Meeting

MEETING #3 Tuesday, November 10

Environmental Conversation

MEETING #4 Tuesday, November 17

Final Design Presentation

All meetings begin at 6 pm.

For more information, visit wmata.com/NorthernBusGarage.

Public participation is solicited without regard to race, color, national origin, age, gender, religion, disability or family status. To request special accommodations under the Americans with Disabilities Act, ASL or other language interpretation services (free of charge), contact JSA, LLC at 202-610-0005 or send a message to info@jsallc.com at least 48 hours prior to the meeting date, so necessary arrangements can be made.



Northern Bus Garage

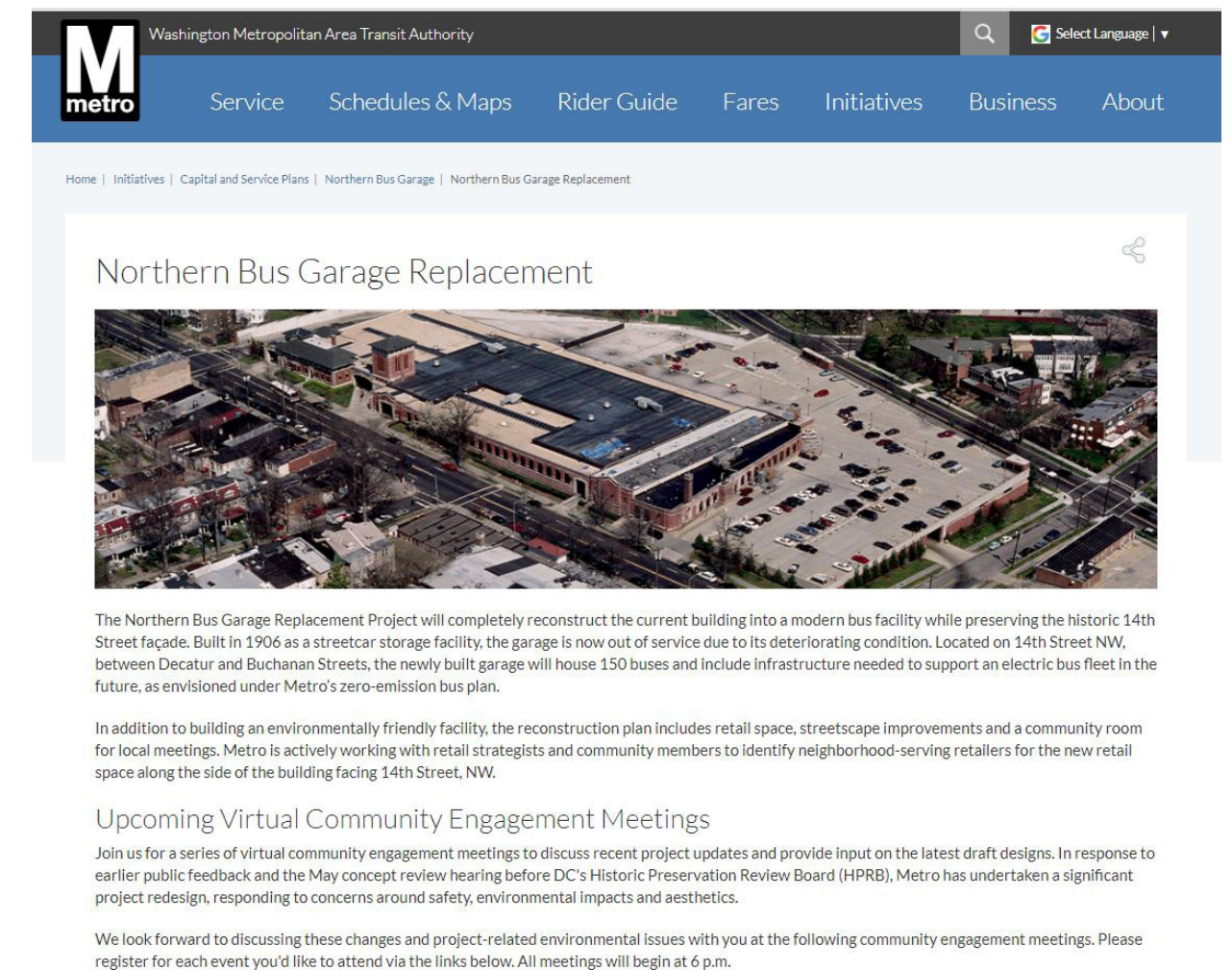
Community Engagement - Exterior Design Survey

Online Survey to solicit feedback on 3 Exterior Design Alternatives

- Design options incorporated prior feedback from HPRB & Community
- 305 respondents
- Survey posted in 2 languages on-line October 13 - November 2, 2020
- Survey solicited responses to questions & graphics & allowed for open ended feedback

Survey Results:

- Survey responses indicate Option 3 is preferred design option
- Preference for options with public art murals
- A main driver of preference is how well the new design integrates with the historic facade
- Survey results posted on project website: wmata.com/NorthernBusGarage



Northern Bus Garage Community Engagement - Exterior Design Survey Samples



Corner of 14th St & Buchanan St NW



Corner of Iowa Ave & Arkansas Ave NW facing NW

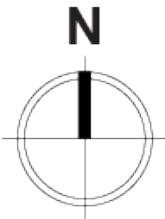


Corner of Iowa Ave & Arkansas Ave NW facing SW

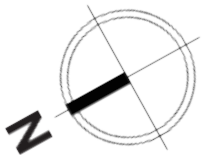


Intersection of 14th St & Decatur St NW

Northern Bus Garage Existing Conditions



Northern Bus Garage Alterations



Northern Bus Garage

Alterations – 1987-1992 Renovation and Addition



Majority of the roof and interior columns demolished; one perimeter bay of roof retained

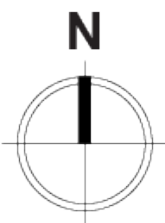


Some bays at the western side south of the tower were retained

Some bays at the northern end of the property were retained



Northern Bus Garage Alterations – Replaced Roof Structure



Northern Bus Garage

Existing Conditions – West Elevation



[Left] Administrative offices at north side; [Right] Tower with original entry at left and added entry at right



1987 bus exit to north of the admin offices



Original window extant on north side of admin offices



Door with original door surround at admin offices



Original entry door to right of tower

Northern Bus Garage

Existing Conditions – West Elevation



[Left] Bus entry to the left of the tower has been altered with non-historic brick walls; [Center] west elevation of the tower; [Right] window bays at the southern end of the building



Southern end of west elevation; bus entry on left was added in 1987



Southern end of west elevation; arched windows have been converted to door and window at center of pedimented bay has been infilled with brick

Northern Bus Garage

1987-1992 Exterior Alterations to West Elevation



Existing Conditions

New Openings = 

Northern Bus Garage

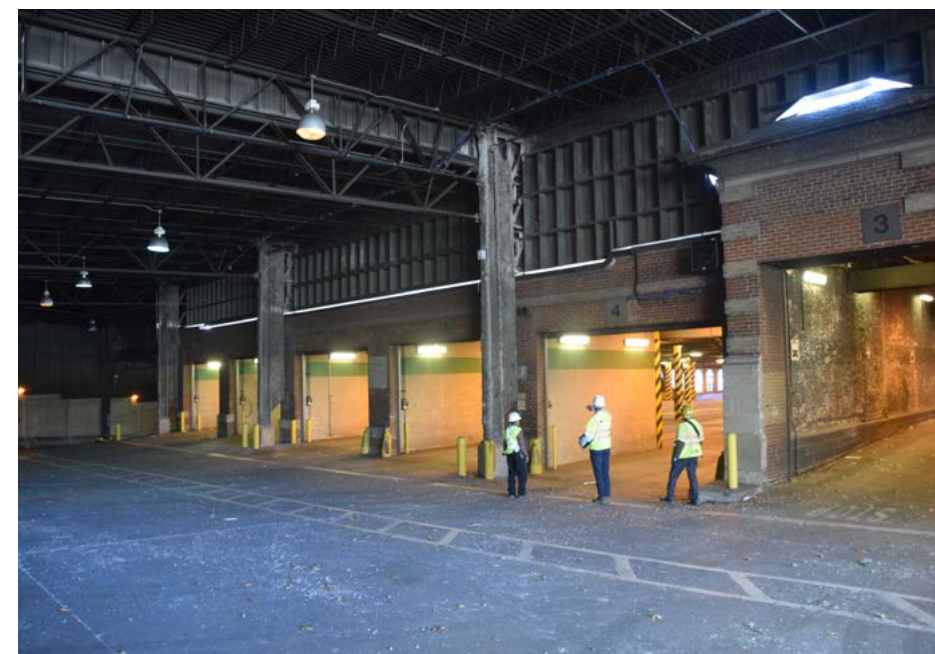
Existing Conditions – Original North Elevation



[Left] Original north elevation is currently enclosed and original windows have been infilled with brick; [Right] new bus openings have been added



Hipped roof pavilion at north elevation



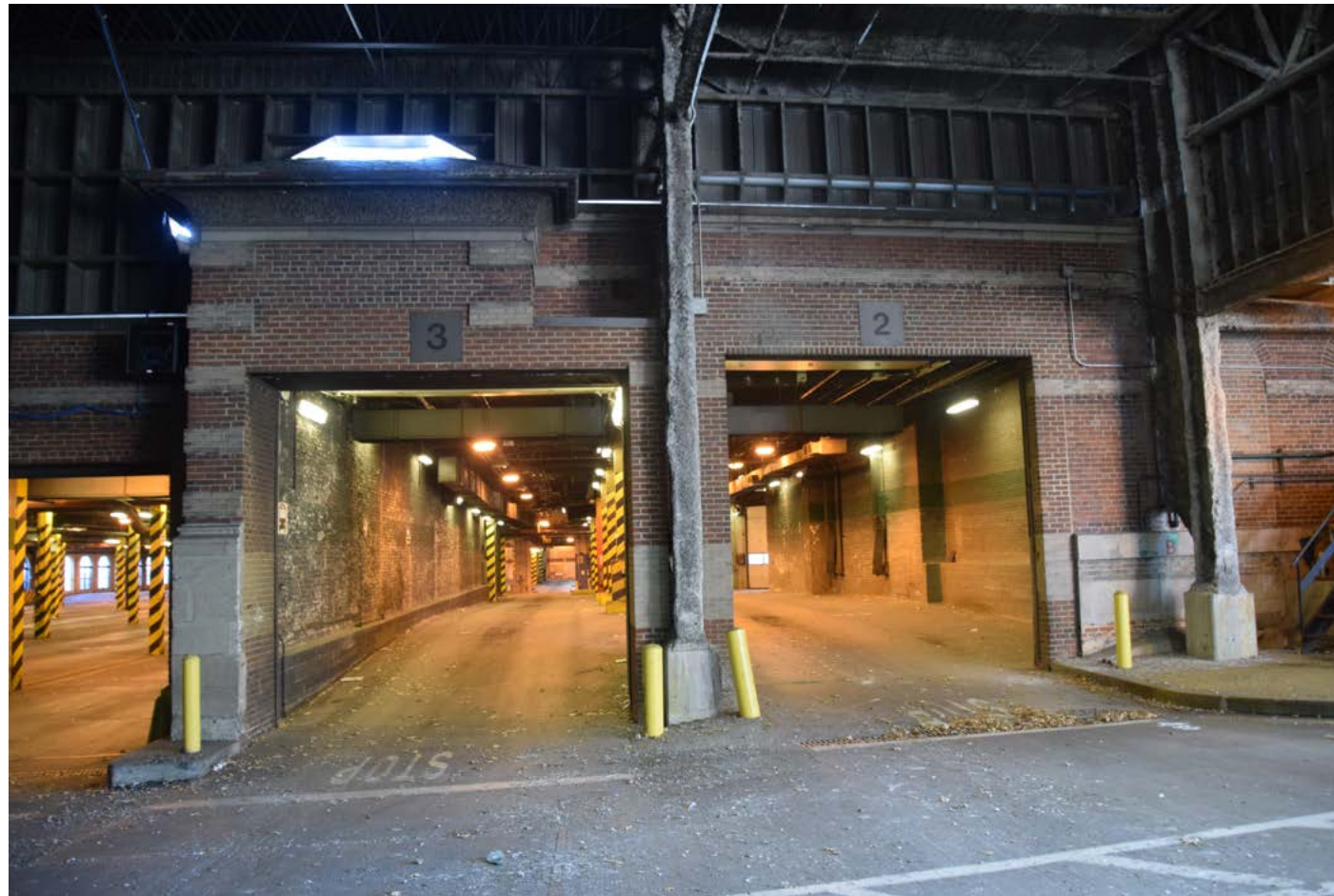
Bus openings have been added and the area enclosed with truncated roof



Angled wall on north elevation features bus opening

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1987-1992 Exterior Alterations to Original North Elevation



Area of North Wall to be Restored = 

Infilled Windows to be Restored = 

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Existing Conditions – South & East Elevations



[Left] Bricked-in windows below chimney; [Right] southwest corner of the building is rounded



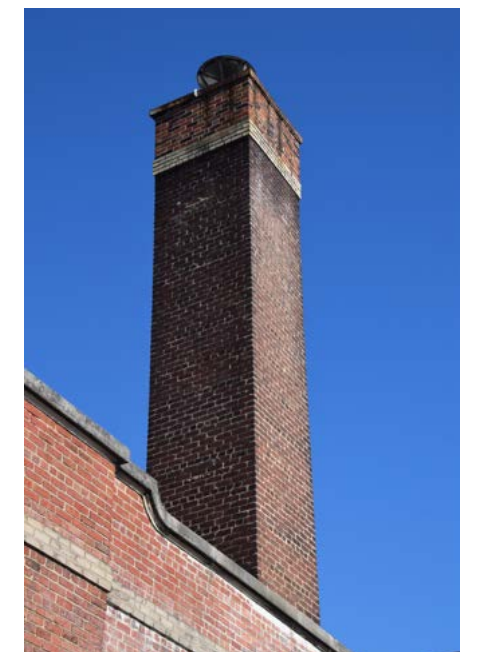
Bump-out wall on left, added 1987-1992



Window opening has been converted to a door



East Elevation Window openings have been infilled with brick



Smoke stack

Northern Bus Garage

Existing Conditions – Roof and Tower



[Left] East elevation of the administrative offices with stair tower addition on right; [Right] south elevation of the tower and admin building beyond on the left



Admin offices chimney



View looking northwest towards the admin offices and hipped roof pavilion on right



Non-historic stair and elevator tower, added 1987-1992

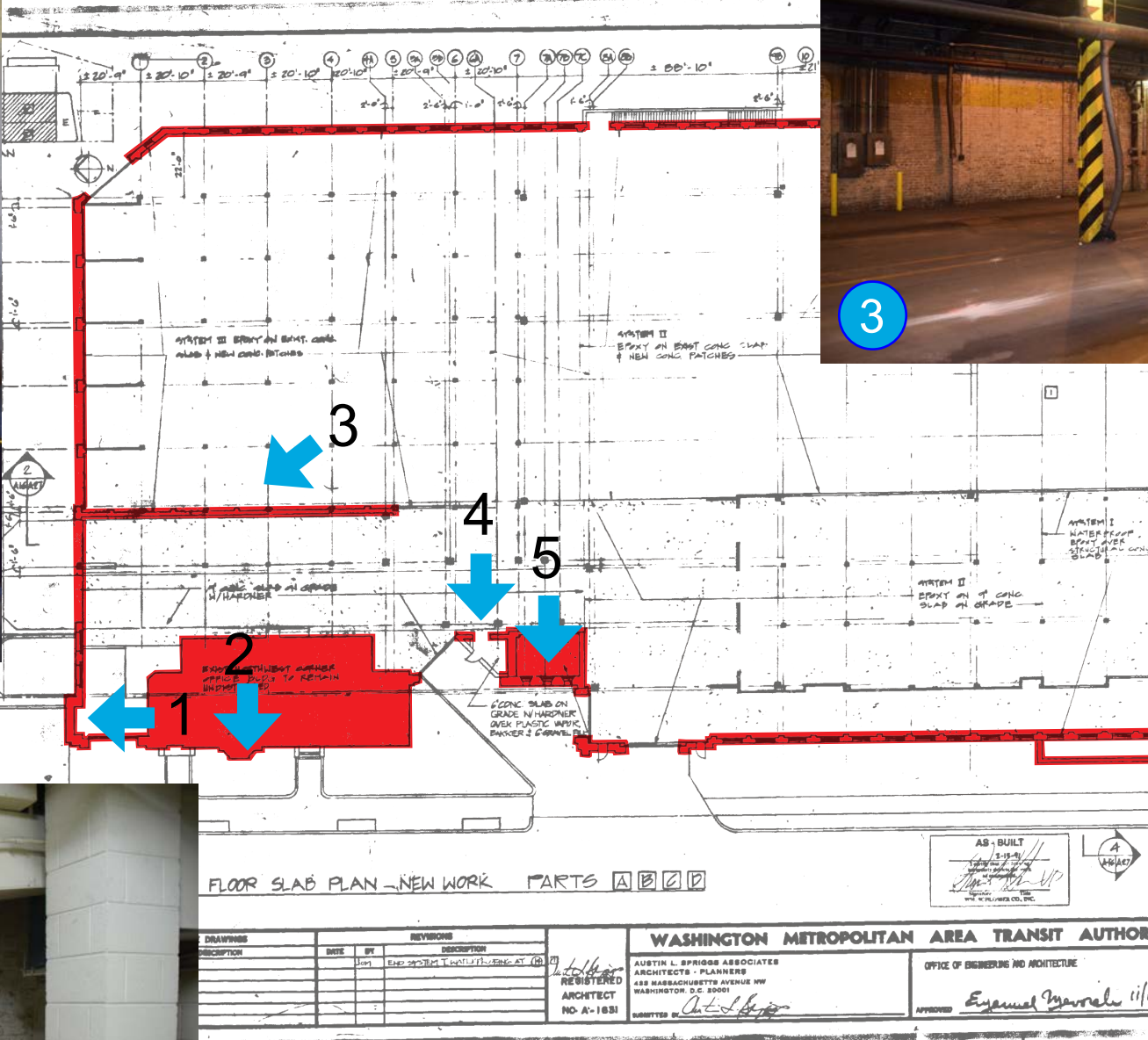


Triangular parapet facing 14th Street

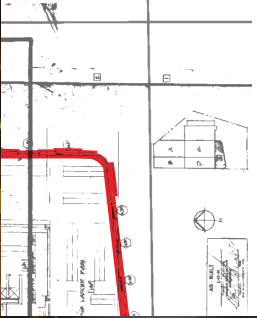
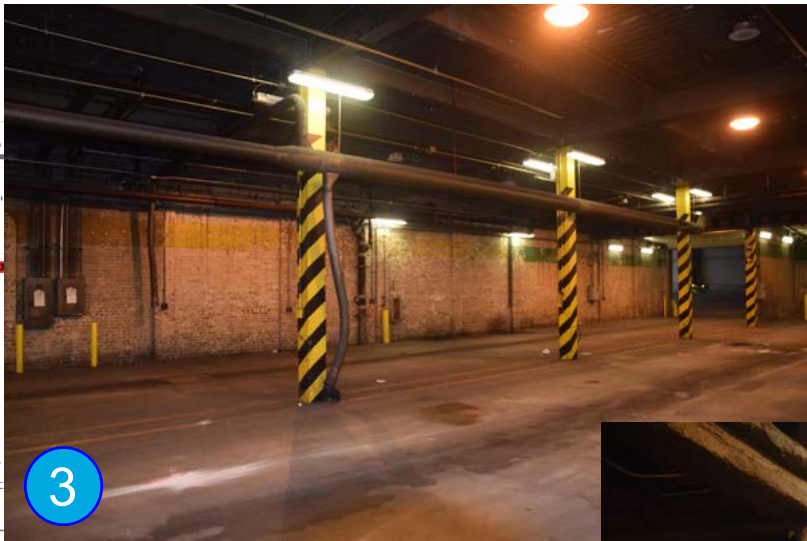
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Historic Fabric – Upper Level, Admin Offices, and Tower

Contains Historic Fabric*
**Alterations have occurred in many areas*



1987 New Work – Upper Level Floor Plan

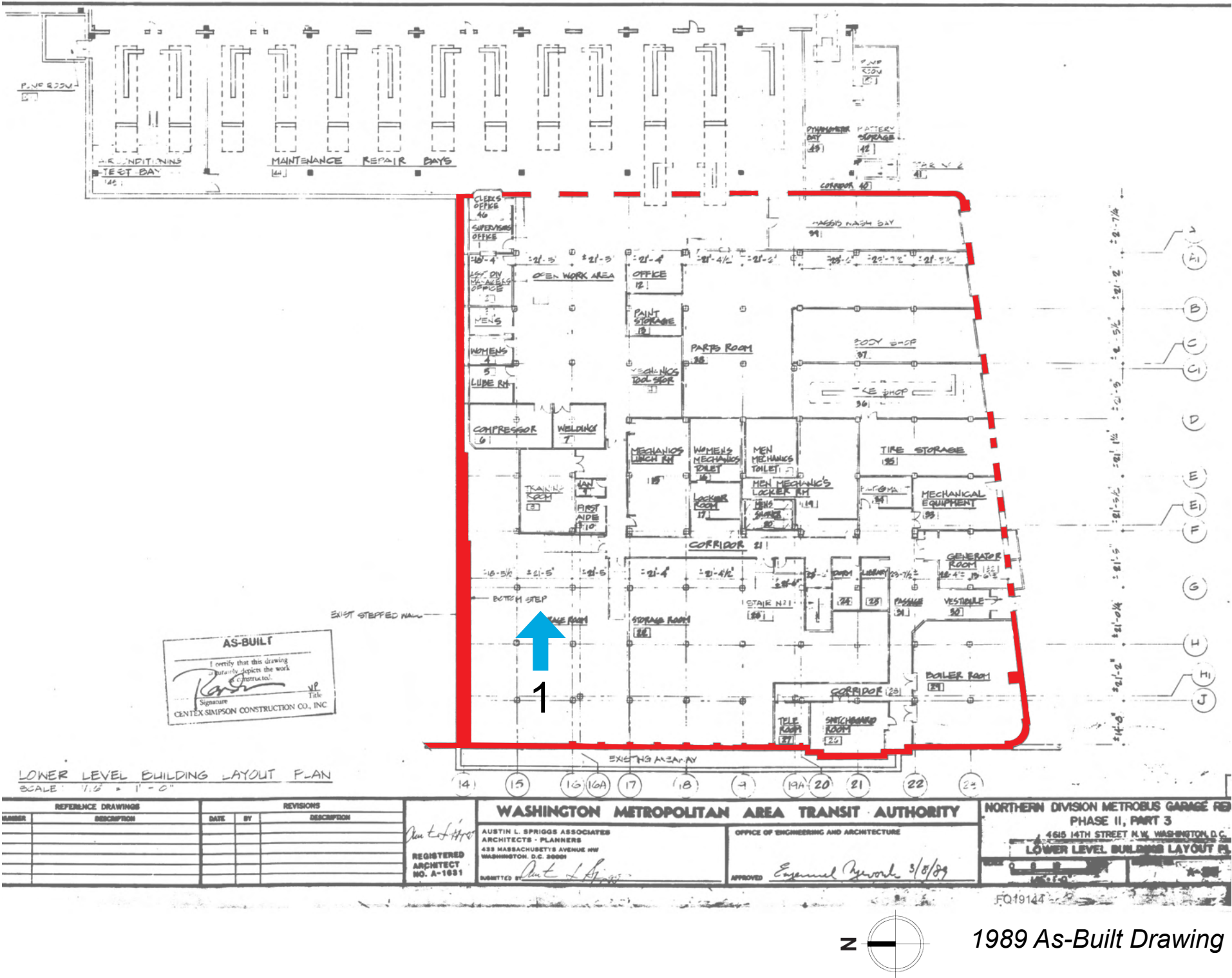


Northern Bus Garage

Historic Fabric – Lower Level

Contains Historic Fabric*

**Alterations have occurred in many areas*



Columns and portions of the lower level ceiling slab are historic. The lower level was excavated during the 1987-1992 renovation and the columns and foundation walls are supported by new concrete footings.

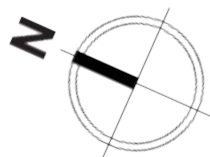


Non-historic floor and column footings

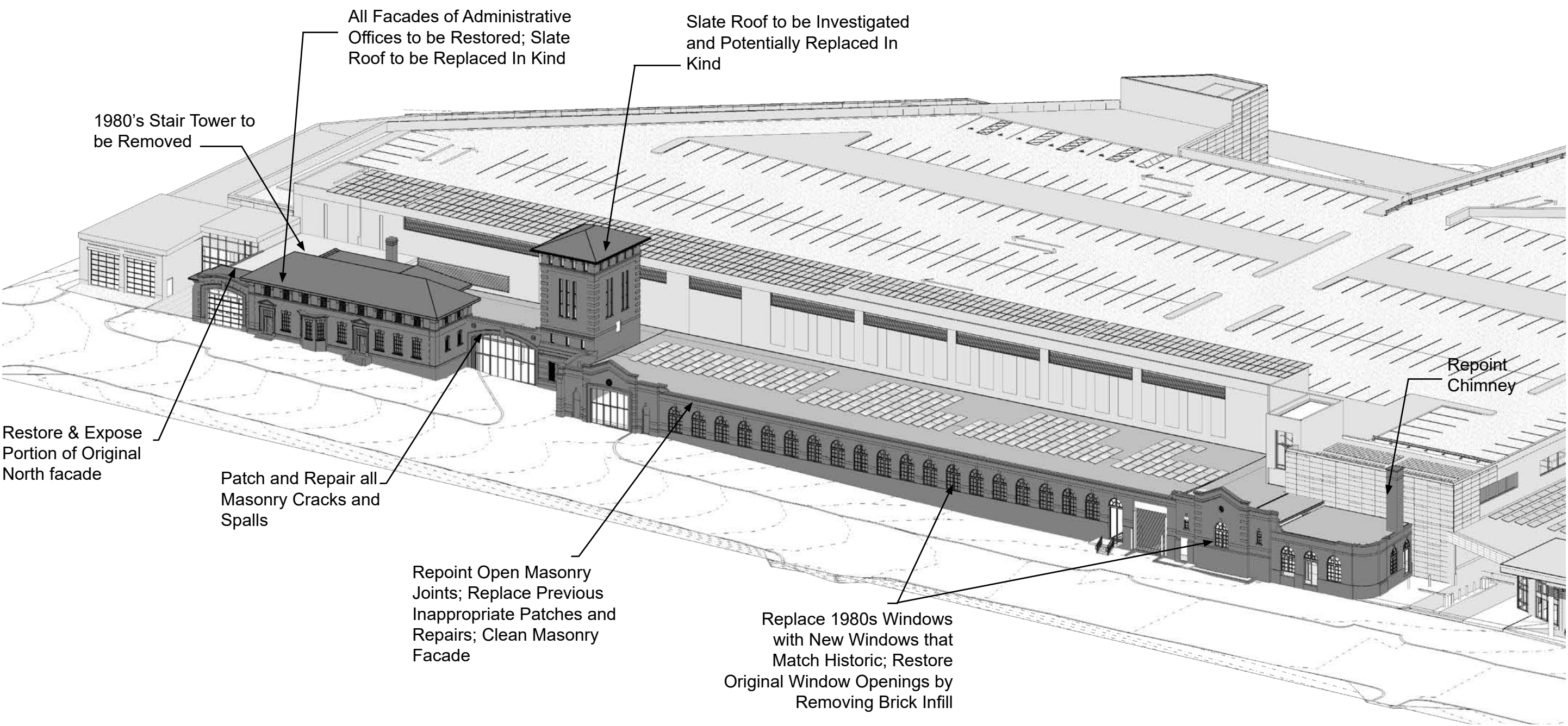
Historic columns and ceiling

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Preservation Treatment Approach



Programmatic Massing of New Construction to Historic Building



Northern Bus Garage

Preservation Treatment Approach

Restoration of the Historic 14th Street Facade, Administrative Offices, and Tower will include:

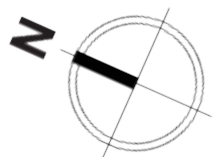
- Repointing masonry, especially vertical joints at the cornice and string courses.
- Repairing masonry spalls and cracks
- Replacing previous inappropriate or failing patches and repairs
- Masonry cleaning, using the gentlest means necessary
- Repairing cracking and missing stucco
- Replacing slate roof at the administrative offices and tower

[Top] Cracked and spalling masonry surrounding an original street car barn opening; [Left] Slate roof of the administrative offices exhibits broken slates and inappropriate previous repairs; [Right] Stucco under the eaves of the administrative offices exhibits cracking and spalling

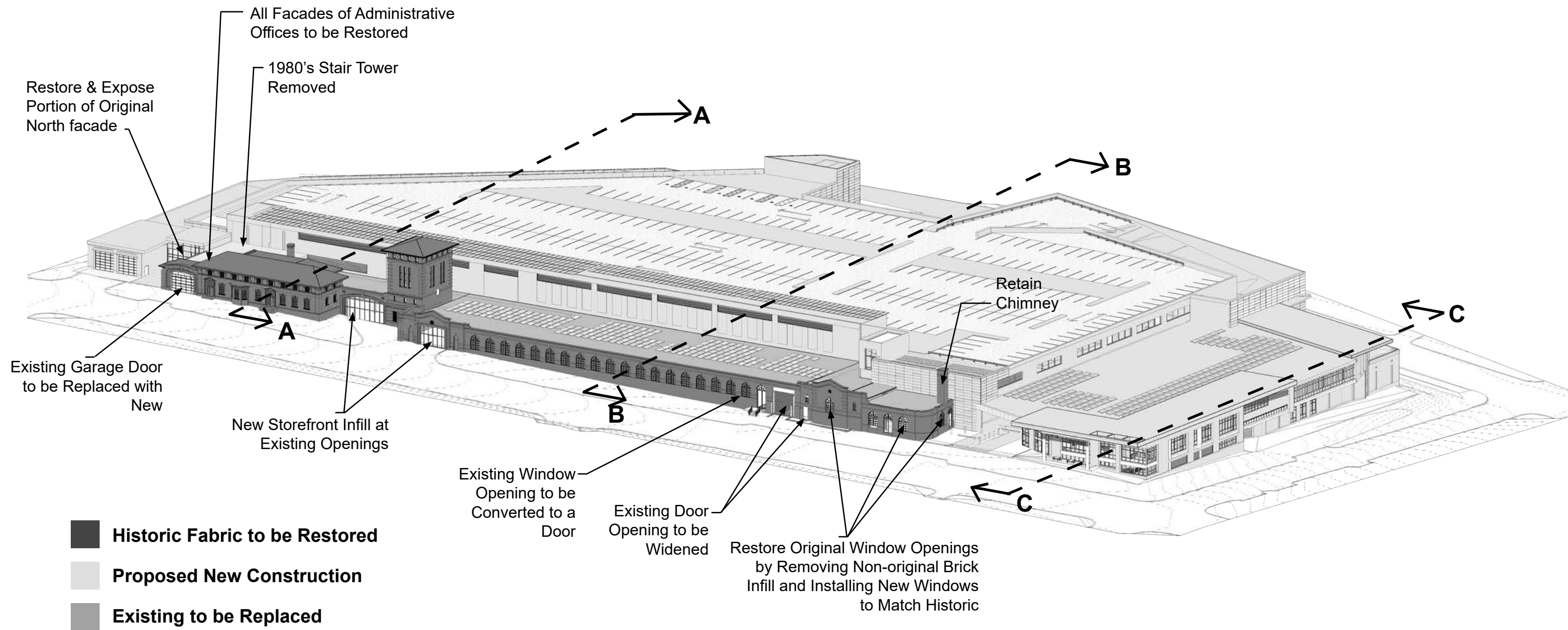


Northern Bus Garage

Proposed Programmatic Massing



Programmatic Massing of New Construction to Historic Building

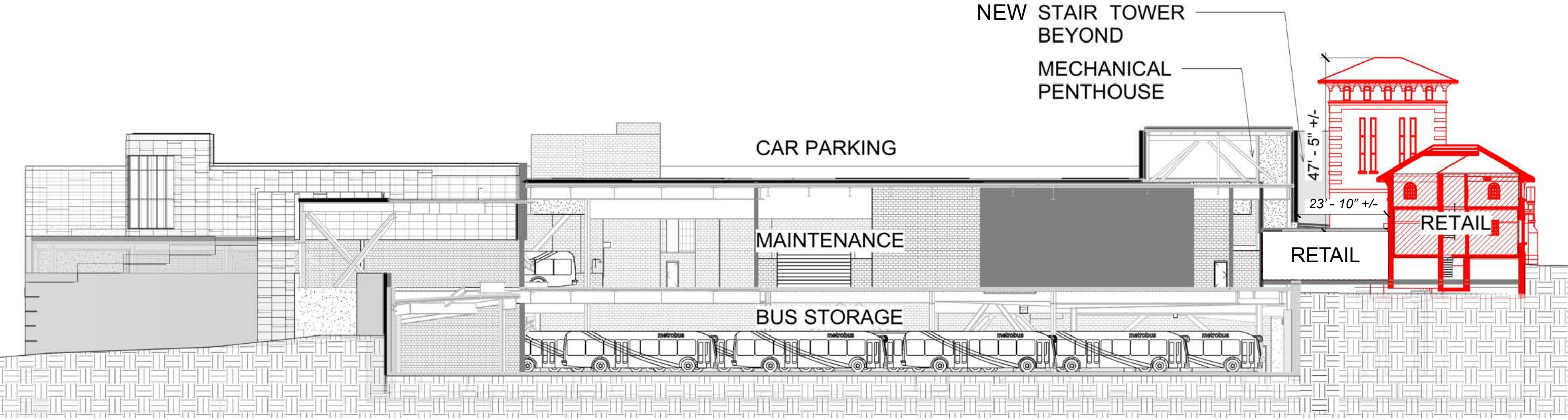


Northern Bus Garage

Proposed Programmatic Massing

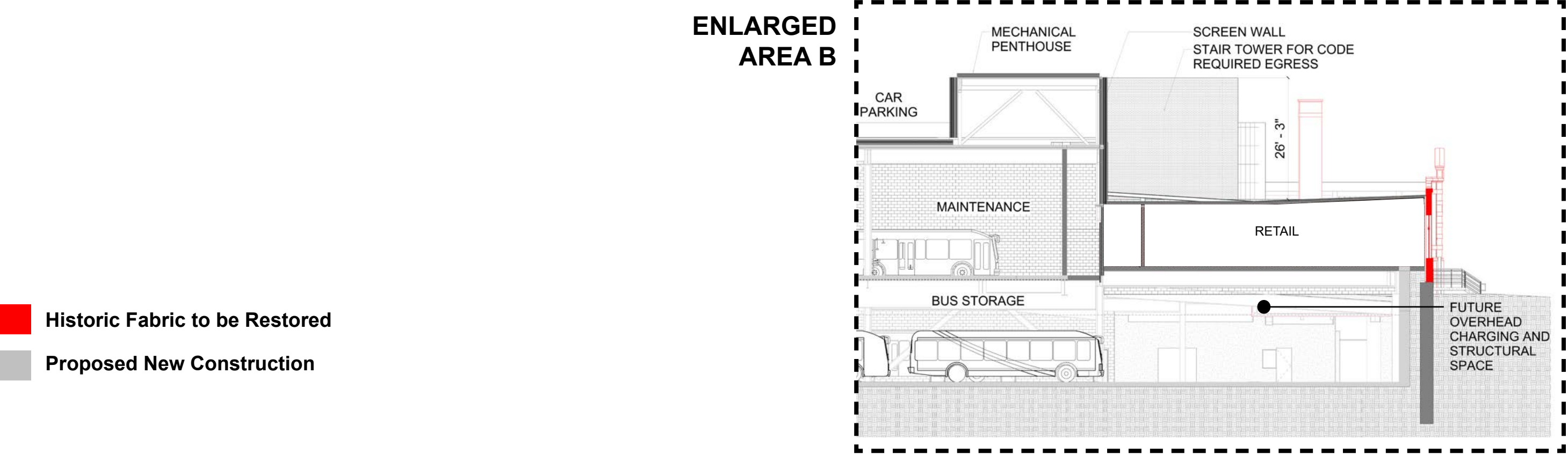
- Historic Fabric to be Restored
- Proposed New Construction

Section A-A: Generic Section Showing New Construction Relationship to Historic Building

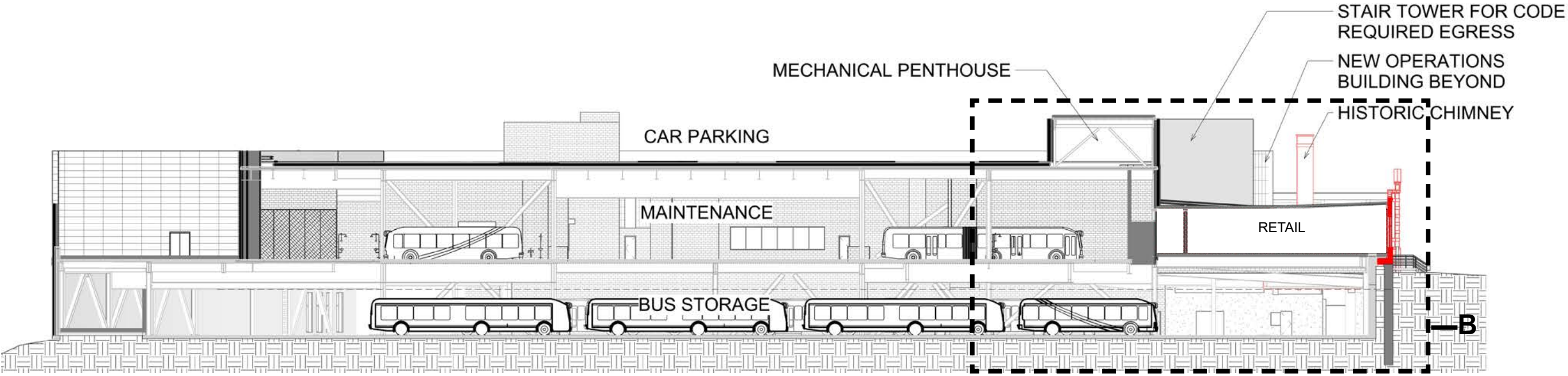


Northern Bus Garage

Proposed Programmatic Massing



Section B-B: Generic Section Showing New Construction Relationship to Historic Building

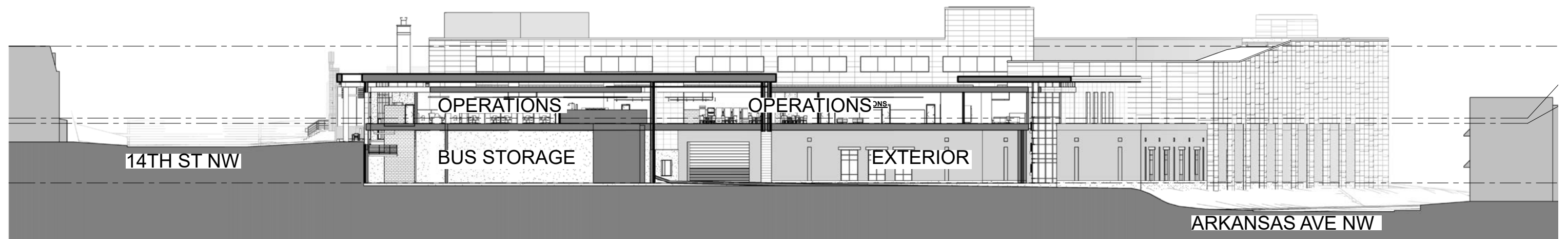


Northern Bus Garage

Proposed Programmatic Massing

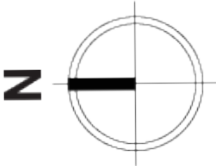
■ Exiting Buildings

Section C-C: Generic Section Showing New Construction Relationship to Buildings Across 14th St and Arkansas Ave

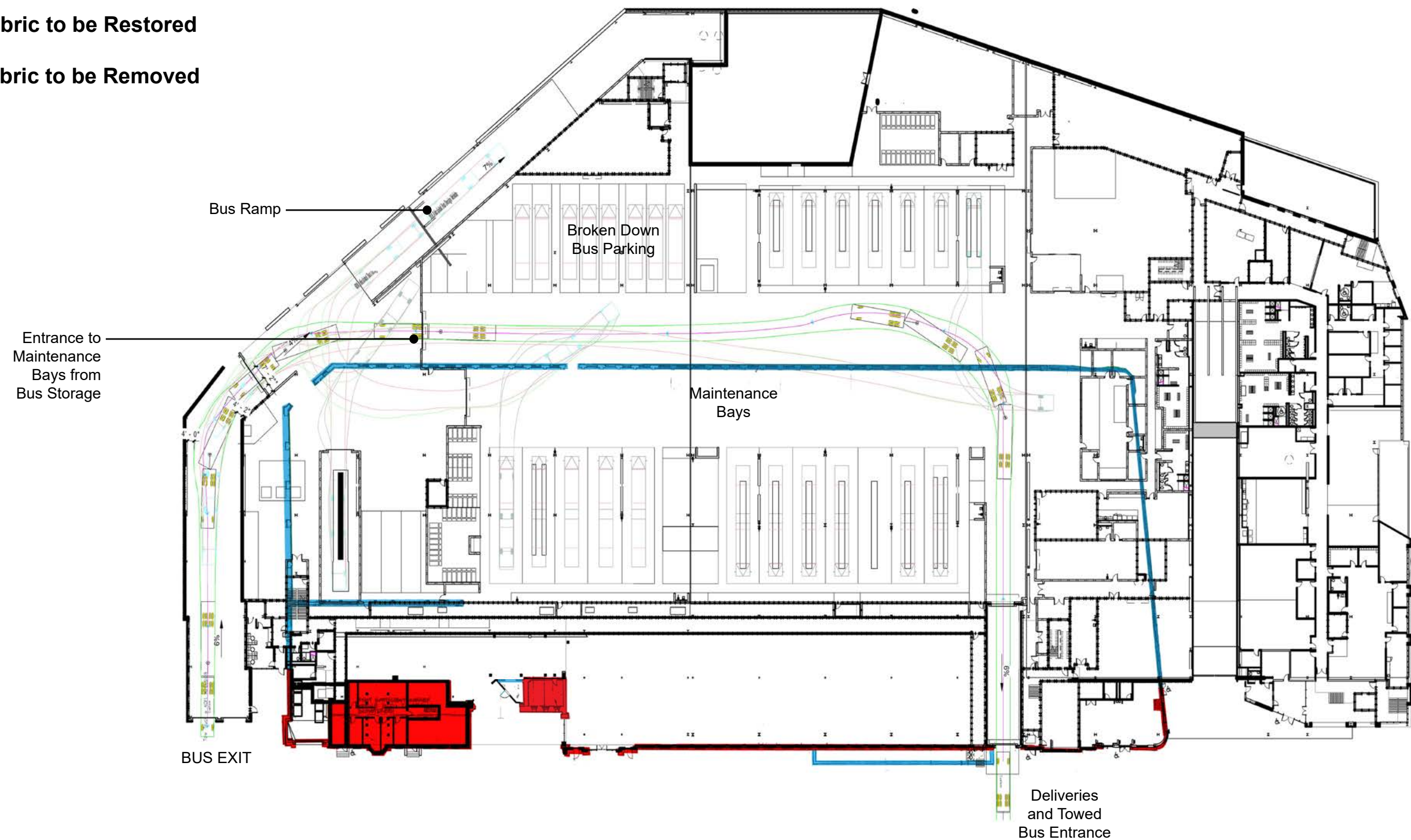


Northern Bus Garage

Proposed Floor Plan with Historic Overlay – Upper Level

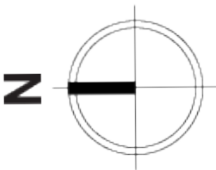


- Historic Fabric to be Restored
- Historic Fabric to be Removed

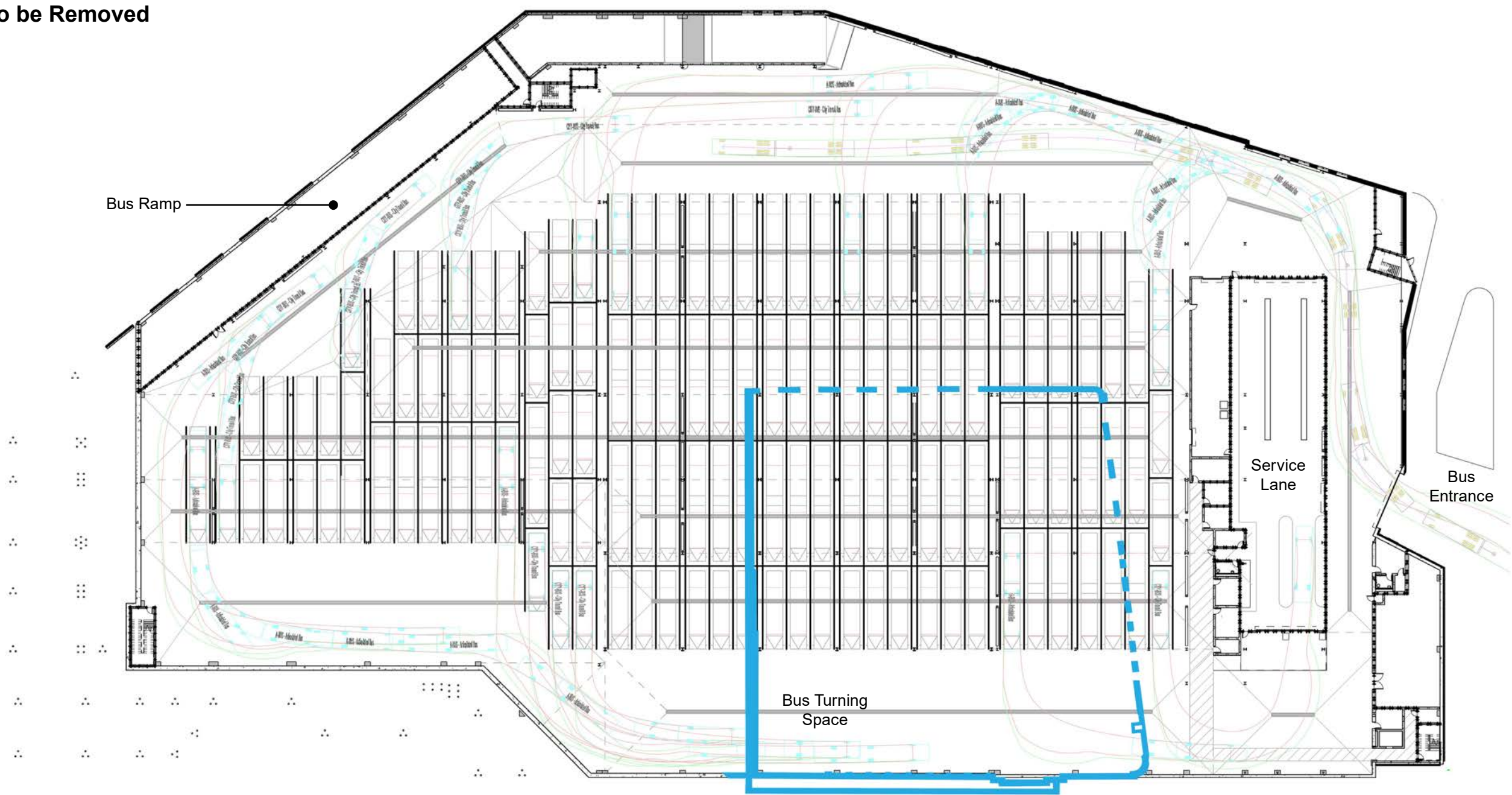


Northern Bus Garage

Proposed Floor Plan with Historic Overlay – Lower Level

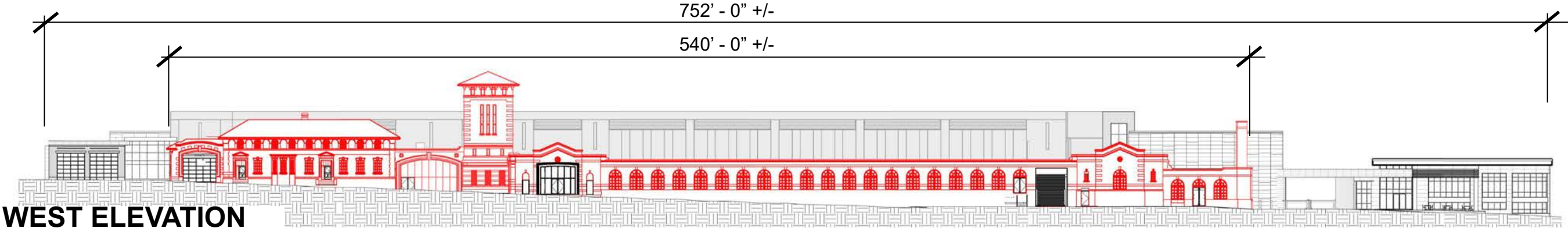


 Historic Fabric to be Removed

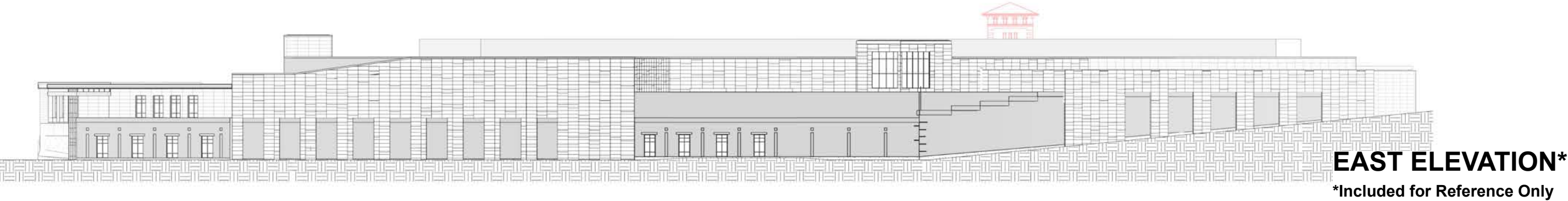
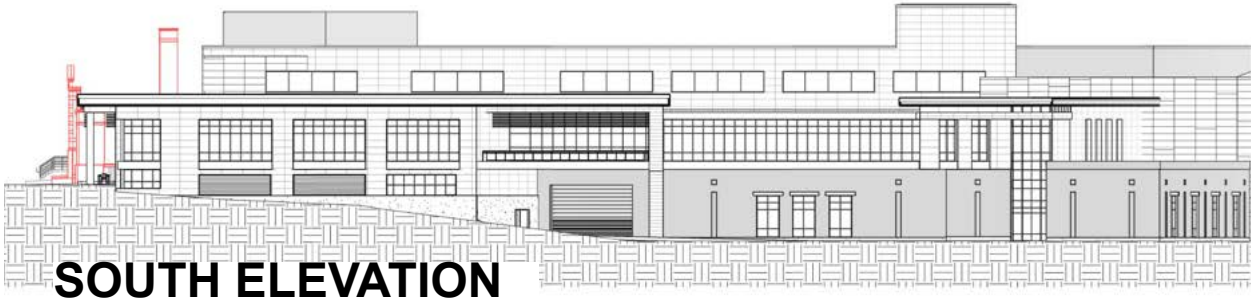
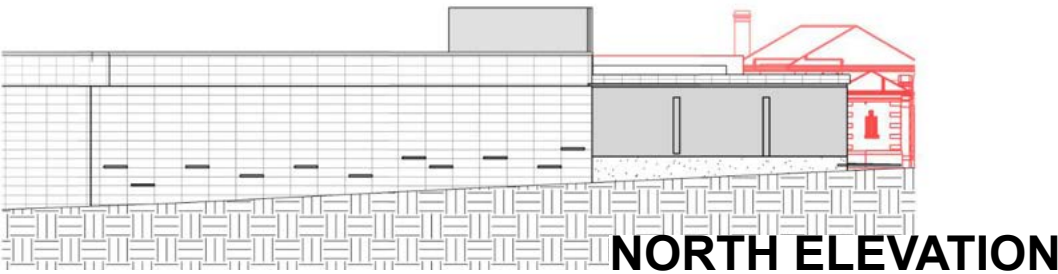


Northern Bus Garage

Proposed Elevations



- Historic Fabric to be Restored
- Proposed New Construction



Northern Bus Garage

Design Changes since Previous Submission

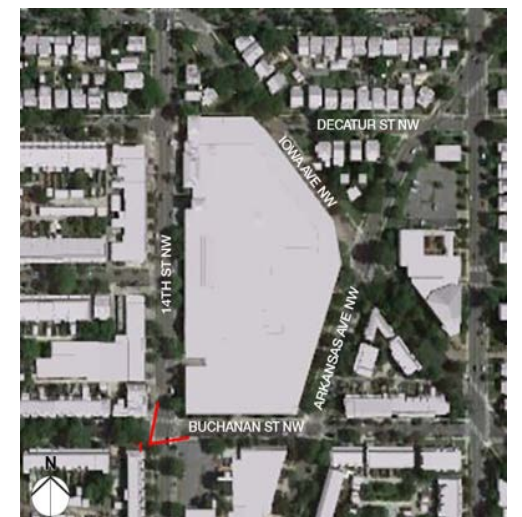
SOUTHWEST VIEW LOOKING NORTHEAST ALONG 14TH STREET



MARCH 2020



DECEMBER 2020



Northern Bus Garage

Proposed Perspective Views

SOUTHWEST VIEW LOOKING NORTHEAST ALONG 14TH STREET



Northern Bus Garage

Design Changes since Previous Submission

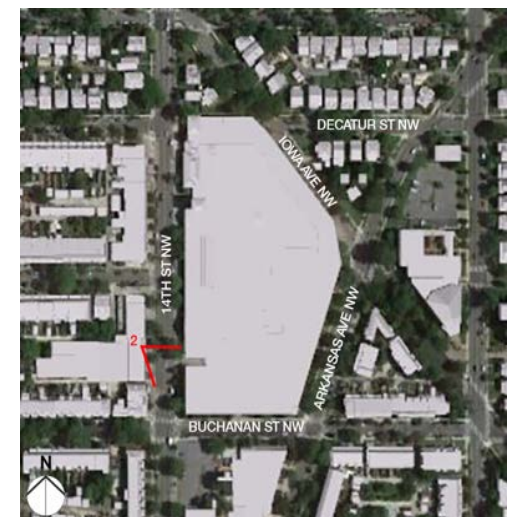
VIEW LOOKING SOUTHEAST ALONG 14TH STREET AT ENTRY



MARCH 2020



DECEMBER 2020



Northern Bus Garage

Proposed Perspective Views

VIEW LOOKING SOUTHEAST ALONG 14TH STREET AT ENTRY



Northern Bus Garage

Design Changes since Previous Submission

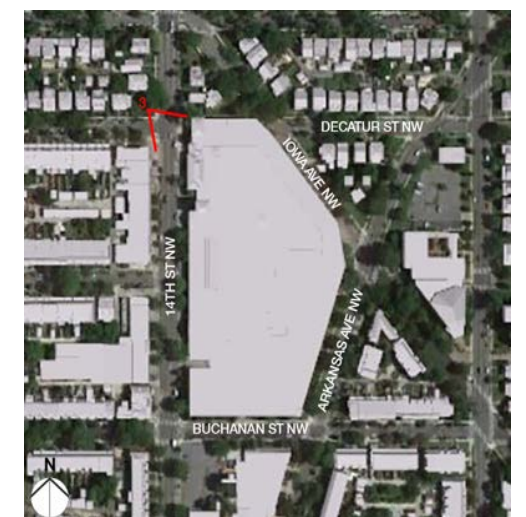
VIEW LOOKING SOUTHEAST ALONG 14TH STREET



MARCH 2020



DECEMBER 2020



Northern Bus Garage

Proposed Perspective Views

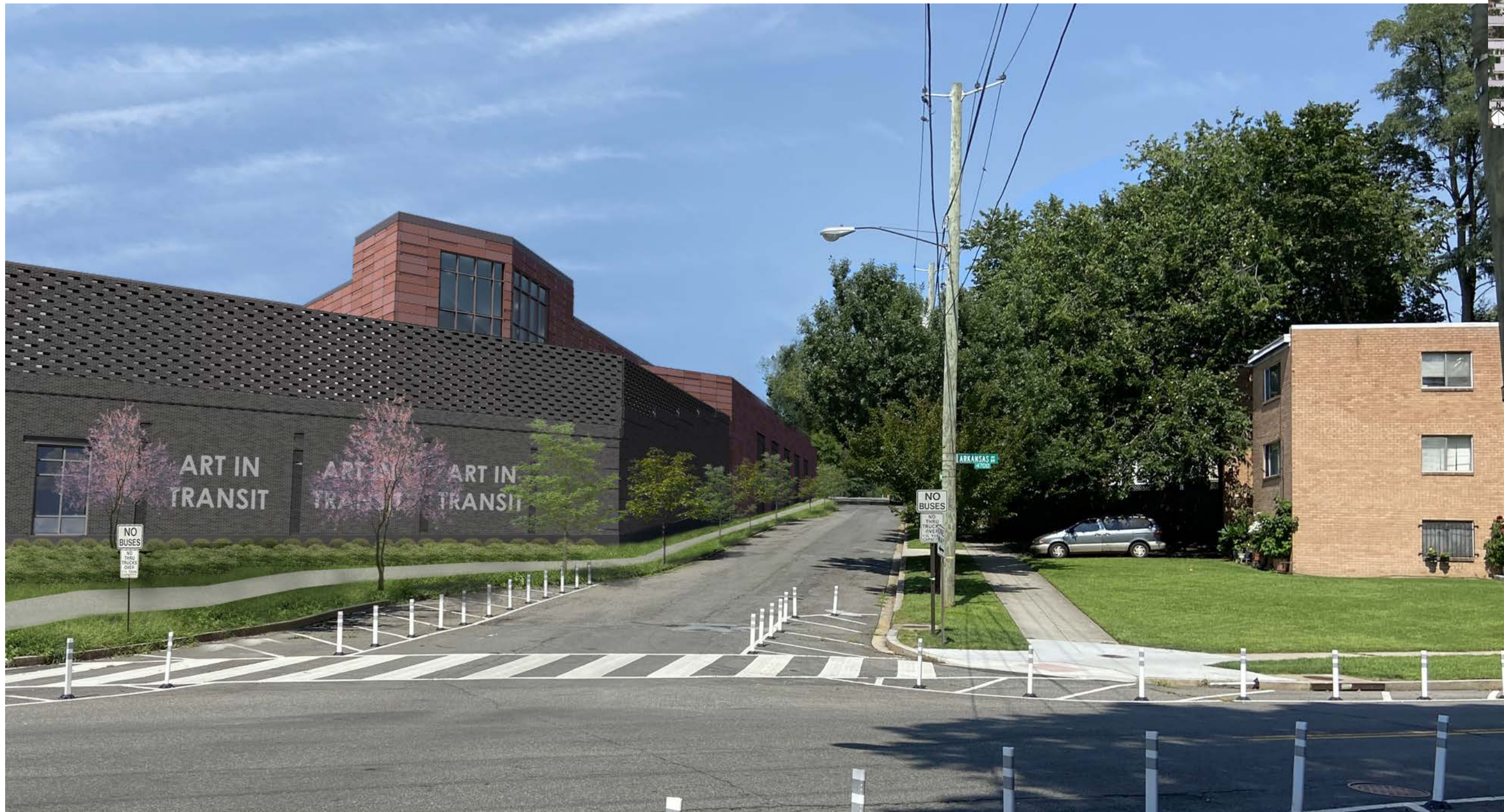
VIEW LOOKING SOUTHEAST ALONG 14TH STREET



Northern Bus Garage

Proposed Perspective Views

VIEW LOOKING NORTHWEST ALONG IOWA



Northern Bus Garage

Design Changes since Previous Submission

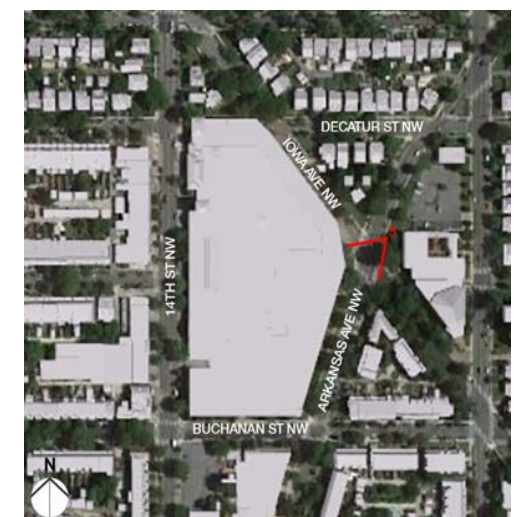
VIEW LOOKING SOUTHWEST ALONG ARKANSAS



MARCH 2020



DECEMBER 2020



Northern Bus Garage

Proposed Perspective Views

VIEW LOOKING SOUTHWEST ALONG ARKANSAS



Northern Bus Garage

Design Changes since Previous Submission

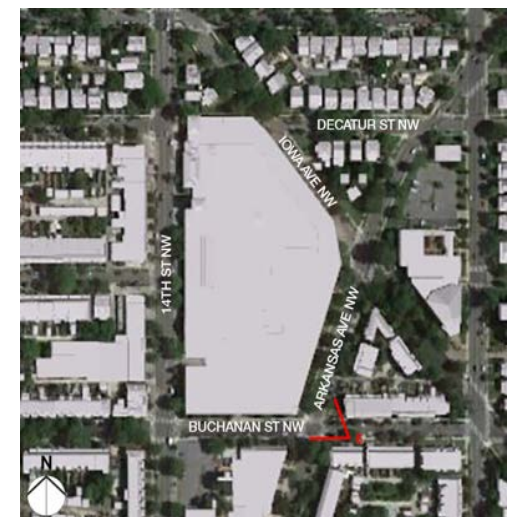
VIEW LOOKING WEST ALONG BUCHANAN AT SOUTHEAST CORNER



MARCH 2020



DECEMBER 2020



Northern Bus Garage

Proposed Perspective Views

VIEW LOOKING WEST ALONG BUCHANAN AT SOUTHEAST CORNER

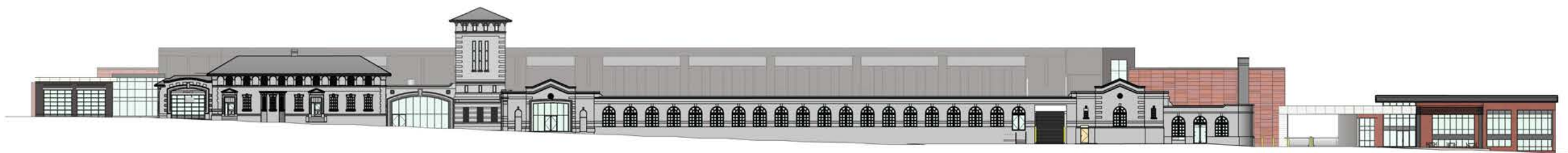


Northern Bus Garage

Proposed Elevations



1 ELEVATION - OVERALL - NORTH
3/64" = 1'-0"



2 ELEVATION - OVERALL - WEST
3/64" = 1'-0"



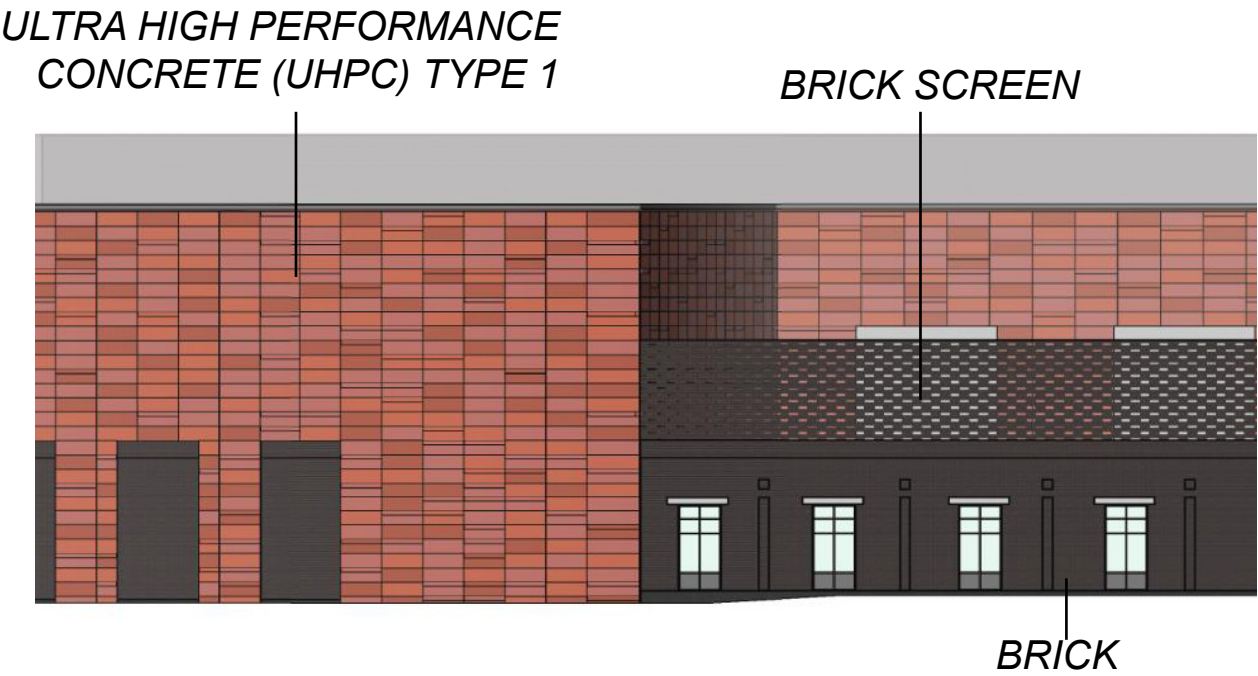
3 ELEVATION - OVERALL - SOUTH
3/64" = 1'-0"



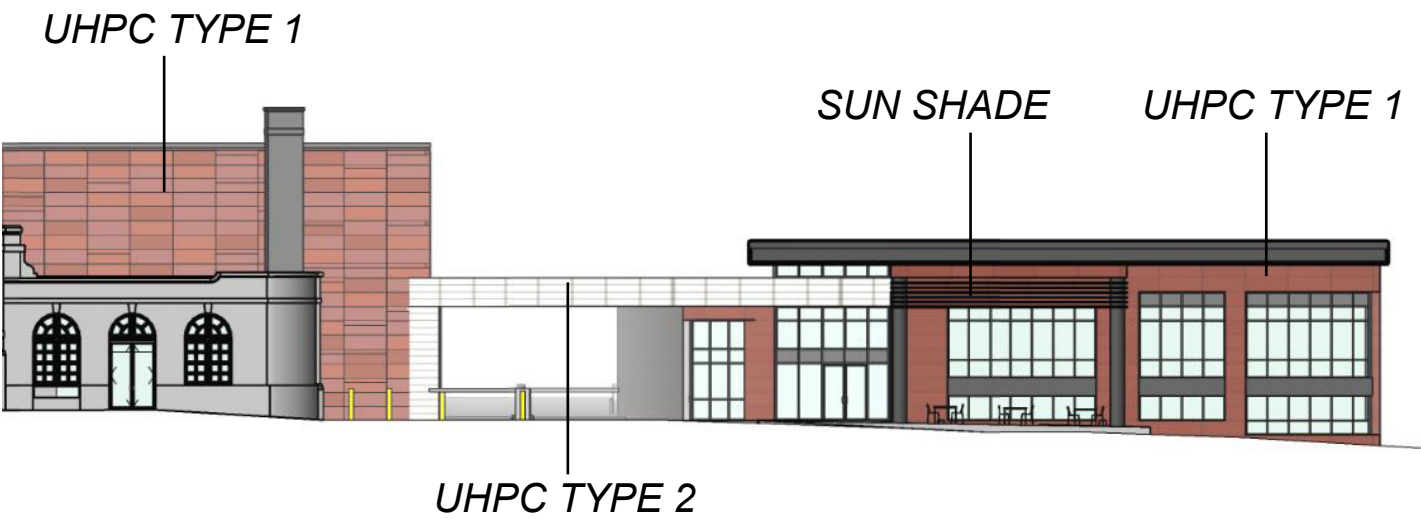
4 ELEVATION - OVERALL - EAST
3/64" = 1'-0"

Northern Bus Garage

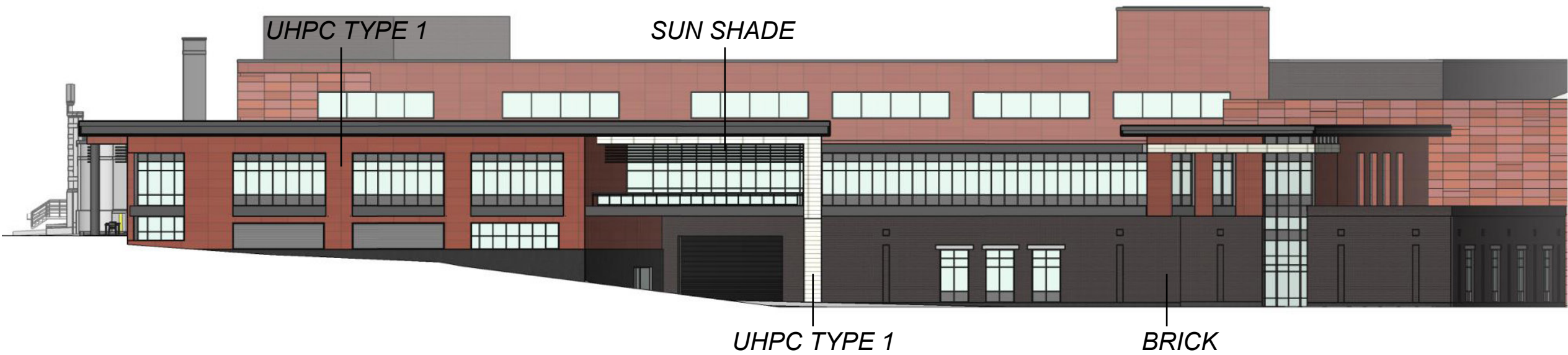
Proposed Elevations



ENLARGED, PARTIAL EAST ELEVATION



ENLARGED, PARTIAL WEST ELEVATION

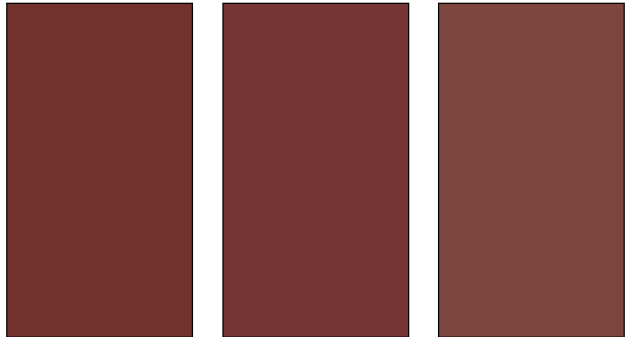


ENLARGED SOUTH ELEVATION

Northern Bus Garage

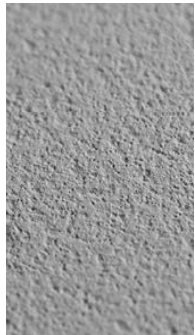
Proposed Materials

ULTRA HIGH PERFORMANCE CONCRETE PANELS
INSTALLATION #1 - PANEL COLORS



RED PANEL 1 RED PANEL 2 RED PANEL 3

INSTALLATION #1 - PANEL FINISH



ROUGH 1

ULTRA HIGH PERFORMANCE CONCRETE PANELS
INSTALLATION #2 - PANEL COLOR AND FINISH



BEIGE PANEL 1 SMOOTH

HOLLOW METAL DOORS AND FRAMES



BENJAMIN MOORE - CABIN FEVER 1540

ALUMINUM CURTAINWALL SYSTEM



KAWNEER
FINISH - CHAMPAGNE ANODIZED

INSULATED WINDOW PANELS



MAPES
FINISH - CUSTOM GREY

METAL FASCIA AND TRIM



FINISH - CUSTOM GREY

BRICK



GLEN-GERY - EBONITE SMOOTH
RUNNING BOND, MODULAR BRICK



GLEN-GERY - EBONITE VELOUR
DETAILING LOCATIONS, MODULAR BRICK

CAST STONE



READING ROCK - LIGHT GRAY
WALL CAPS AND WATER TABLES

Thank You

