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
3307 M STREET NW
WASHINGTON, D.C. 20007

WENDEL
603 KING ST 4TH FLOOR
ALEXANDRIA, VA 22314

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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
- 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.
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
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

VIRTUAL COMMUNITY ENGAGEMENT MEETINGS

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.
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
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Community Engagement - Exterior Design Survey Samples

Corner of 14th St & Buchanan St NW

Corner of Iowa Ave & Arkansas Ave NW facing SW

Corner of Iowa Ave & Arkansas Ave NW NW facing NW

Intersection of 14th St & Decatur St NW
Northern Bus Garage

Existing Conditions
Northern Bus Garage

Alterations

- Bus ramp and exit at Decatur Street enclosed
- One-story addition and rooftop parking
- Stair and elevator addition
- Historic skylights have been covered
- Extant original window on north side of admin offices; all other windows replaced in 1987-1992
- Smoke stack is not original; construction date unknown; likely dates to period of significance
- New skylight
- Bus entry added between 1949-1962; flanking doors added 1987-1992
- Bus entry and doors added 1987-1992

Bus entry and doors added 1987-1992

Bus entry added between 1949-1962; flanking doors added 1987-1992
Northern Bus Garage


- Majority of the roof and interior columns demolished; one perimeter bay of roof retained
- Some bays at the northern end of the property were retained
- Some bays at the western side south of the tower were retained
Alterations – Replaced Roof Structure

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Contemporary Bus Garage Outline

1906 Garage Footprint (Contains Historic Fabric of Varying Levels of Integrity)

Area of Replaced Roof Structure (1987-1992)
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 = ```
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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 = [Red Highlight]
Infilled Windows to be Restored = [Red Rectangles]
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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
Northern Bus Garage

Historic Fabric – Upper Level, Admin Offices, and Tower

1987 New Work – Upper Level Floor Plan

Contains Historic Fabric*

*Alterations have occurred in many areas
Northern Bus Garage

Historic Fabric – Upper Level, Admin Offices, and Tower

1987 New Work – Upper Level Floor Plan

*Alterations have occurred in many areas

Contains Historic Fabric*
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.
Programmatic Massing of New Construction to Historic Building

- Replace 1980s Windows with New Windows that Match Historic; Restore Original Window Openings by Removing Brick Infill
- Replace Slate Roof to be Investigated and Potentially Replaced In Kind
- All Facades of Administrative Offices to be Restored; Slate Roof to be Replaced In Kind
- Northern Bus Garage
- Slate Roof to be Investigated and Potentially Replaced In Kind
- Patch and Repair all Masonry Cracks and Spalls
- Repoint Open Masonry Joints; Replace Previous Inappropriate Patches and Repairs; Clean Masonry Facade
- 1980’s Stair Tower to be Removed
- Repoint Chimney
- Restore & Expose Portion of Original North facade
- Repoint Chimney

Northern Bus Garage
Preservation Treatment Approach
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
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Proposed Programmatic Massing

**Programmatic Massing of New Construction to Historic Building**

- **Historic Fabric to be Restored**
- **Proposed New Construction**
- **Existing to be Replaced**

- Restore & Expose Portion of Original North facade
- Existing Garage Door to be Replaced with New
- New Storefront Infill at Existing Openings
- Existing Window Opening to be Converted to a Door
- Existing Door Opening to be Widened
- Restore Original Window Openings by Removing Non-original Brick Infill and Installing New Windows to Match Historic
- Retain Chimney
- All Facades of Administrative Offices to be Restored
- 1980's Stair Tower Removed
- Northern Bus Garage

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HPRB CONCEPT REVIEW - DECEMBER 2020

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Proposed Programmatic Massing

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

- Historic Fabric to be Restored
- Proposed New Construction

NEW STAIR TOWER BEYOND
MECHANICAL PENTHOUSE
CAR PARKING
MAINTENANCE
BUS STORAGE
RETAIL
Section B-B: Generic Section Showing New Construction Relationship to Historic Building
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Proposed Programmatic Massing

Section C-C: Generic Section Showing New Construction Relationship to Buildings Across 14th St and Arkansas Ave
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Proposed Floor Plan with Historic Overlay – Upper Level

Historic Fabric to be Restored

Historic Fabric to be Removed
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Proposed Floor Plan with Historic Overlay – Lower Level

Historic Fabric to be Removed
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Proposed Elevations

WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION*

*Included for Reference Only

Historic Fabric to be Restored
Proposed New Construction
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Design Changes since Previous Submission

SOUTHWEST VIEW LOOKING NORTHEAST ALONG 14TH STREET

MARCH 2020

DECEMBER 2020
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Proposed Perspective Views

SOUTHWEST VIEW LOOKING NORTHEAST ALONG 14TH STREET
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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
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Proposed Elevations

1. ELEVATION - OVERALL - NORTH

2. ELEVATION - OVERALL - WEST

3. ELEVATION - OVERALL - SOUTH

4. ELEVATION - OVERALL - EAST
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Proposed Elevations

ULTRA HIGH PERFORMANCE CONCRETE (UHPC) TYPE 1

BRICK SCREEN

ENLARGED, PARTIAL EAST ELEVATION

SUN SHADE

UHPC TYPE 1

UHPC TYPE 2

ENLARGED, PARTIAL WEST ELEVATION

UHPC TYPE 1

BRICK

ENLARGED SOUTH ELEVATION

UHPC TYPE 1

SUN SHADE

UHPC TYPE 1

BRICK
Northern Bus Garage

Proposed Materials

HOLLOW METAL DOORS AND FRAMES
- Benjamin Moore - Cabin Fever 1540
- Kawneer Finish - Champagne Anodized

ULTRA HIGH PERFORMANCE CONCRETE PANELS
INSTALLATION #1 - PANEL COLORS
- Red Panel 1
- Red Panel 2
- Red Panel 3

INSTALLATION #1 - PANEL FINISH
- Smooth

ULTRA HIGH PERFORMANCE CONCRETE PANELS
INSTALLATION #2 - PANEL COLOR AND FINISH
- Beige Panel 1
- Rough

BRICK
- Smooth

GLEN-GERY - EBONITE SMOOTH
- Running Bond, Modular Brick

GLEN-GERY - EBONITE VELOUR
- Detailing Locations, Modular Brick

BENJAMIN MOORE - CABIN FEVER 1540

ALUMINUM CURTAINWALL SYSTEM
- Finish - Custom Grey

INSULATED WINDOW PANELS
- Mapes Finish - Custom Grey

READING ROCK - LIGHT GRAY
- Ultra High Performance Concrete Panels

WALL CAPS AND WATER TABLES
- Cast Stone

CAST STONE
- Reading Rock - Light Grey
- Wall Caps and Water Tables

METAL FASCIA AND TRIM
Thank You