

**BEYER BLINDER BELLE COMPLETES MULTI-PHASE RESTORATION OF TWO CULTURAL LANDMARKS AS PART OF CAPITOL CROSSING PROJECT IN WASHINGTON, D.C.**

*Project helps to heal the city and restore D.C.'s historic grid*



**January, 2021 (Washington, D.C.)** — Beyer Blinder Belle (BBB) announces the completion of the restoration and expansion of Holy Rosary Catholic Church and Adas Israel Synagogue. The restorations were coordinated with and integral aspects to the construction of Capitol Crossing: Property Group Partner's (PGP) transformative 2.2 million SF mixed-use development comprised of five new buildings in downtown Washington. Capitol Crossing closes a three-block-long gash in the city's urban core created by the construction of I-395 in 1969. Built on a 7-acre highway-spanning platform, the development has re-opened a major east-west corridor, reconnected downtown pedestrian destinations, and helped to restore Pierre L'Enfant's 1791 master plan for the city. BBB's rehabilitation of the Church and Synagogue (located within Capitol Crossing at 3rd & F Streets NW) preserves historic fabric and contributes to a more vibrant and walkable downtown.

Both established more than a hundred years ago by immigrant communities, Holy Rosary Church and Adas Israel Synagogue are cultural anchors that have preserved tradition, culture, history and language for generations. In the 1960s, the Church was partially demolished to make way for the construction of I-395 and the Synagogue was relocated to avoid demolition during construction of Washington's WMATA Headquarters building. Capitol Crossing's focus on architectural preservation, urban design, and contextual, contemporary construction ensures that these longstanding community institutions will continue to thrive. Through a complex, multi-phase construction effort that involved two temporary relocations of the 1876 Synagogue, the new development returns both structures to their historically appropriate locations and orientations.

"It has been an honor to help preserve these sacred buildings and give them new life," says Hany Hassan, FAIA, Lead Designer for the restoration projects. "A generation ago, these buildings were seen

as impediments to new development, and were nearly torn down. It was very exciting for me to work with development partners who recognize their integral role in a revitalized downtown, and who brought together the best minds in design and design technology to make that integration seamless.”

### **Holy Rosary Church in Focus**

BBB served as Architect and Preservation Architect for the restoration and expansion of Holy Rosary Church. BBB designed a 5-story, 32,000 SF limestone and brick addition that connects at multiple levels and locations to an existing Sanctuary dating to 1919. For the Sanctuary restoration, BBB developed comprehensive documentation to restore the interior and exterior historic finishes of terrazzo, plaster, scagliola, mosaic tiles, limestone, granite, copper as well as the relocation of an existing exterior statue. The new addition is comprised of a rectory, adult education classrooms, offices, and meetings spaces, and provides multiple new entrances into the church. BBB’s design restores the Parish’s layout prior to the construction of I-395 and is punctuated by a large outdoor terraced garden.

The addition is located above the Capitol Crossing superstructure and partially above the active highway. It provides a secure access to the public parking garage for the entire Capitol Crossing project with an emergency egress from the underground interstate. The project required precise coordination with Capitol Crossing’s superstructure design team: Skidmore Owens Merrill; structural engineer LERA; and lead civil engineering firm STV to integrate the above grade structure into the highway-spanning bridge, garage, platform, and streetscape project. To allow the church to remain operational during construction, the first phase of the BBB team’s design included temporary rerouting of all incoming utilities, new restroom facilities, façade protection, and building monitoring.

### **Adas Israel Synagogue in Focus**

Adas Israel Synagogue, the oldest synagogue in Washington DC, is a quaint, “stripped-down Romanesque Revival” masonry structure built in 1876 by German immigrants. It was relocated in 1969 during the planning and construction of the new Washington Metropolitan Area Transit Authority (WMATA) Headquarters to avoid demolition. BBB has worked closely with PGP and the Jewish Historical Society of Greater Washington for nearly a decade to renovate and preserve the Synagogue in preparation for two more recent relocations: the first in 2016 to enable construction of a below-grade parking garage and the second in 2019 to place the building at its permanent location at the southeast corner of 3rd and F Street NW, across the newly reconstituted F Street NW from Holy Rosary Church. Prior to the moves, BBB, with Balfour Beatty Construction (BBC), managed the demolition of non-historic building fabric and monitored the structure until its final relocation in January 2019.

BBB’s rehabilitation included intricate new ground floor masonry walls with brick closely resembling the original brick; new windows and new exterior doors to match the doors removed; reconstruction of the main stairs with salvaged 100-year-old pine; repairs and repointing of the original exterior brick masonry walls; repairs to sanctuary level interior finishes; and the reinstallation of temporary electrical and mechanical systems.

### **Additional work at Capitol Crossing**

The BBB team also helped ready Capitol Crossing’s Center Block, the balance of the record lot that includes Holy Rosary Church, for future development including designing the two future buildings’ incoming utilities, below-grade building services, structural transitions, building core and vertical transportation layouts, and street-level penetrations. The BBB team executed the design using advanced BIM modeling and teamed with BBC for intricate clash detection. The construction for this work was completed in August of 2020. At Capitol Crossing’s newly opened 200 Massachusetts Ave. NW office building, BBB is currently providing support for tenant improvements for the development’s first two restaurants, “L’Ardente” and “Love, Makoto” whose below slab building systems will span over the existing highway and further integrate with Capitol Crossing’s North Block.

## **ABOUT BEYER BLINDER BELLE**

Founded in 1968, Beyer Blinder Belle Architects & Planners is an award-winning architecture, planning, and interiors practice of 170 professionals in Washington, DC, New York City, and Boston. The firm's multi-faceted portfolio encompasses preservation, urban design, and new construction projects that span a wide spectrum of building typologies and sectors, including cultural, civic, educational, residential, and commercial. Many of BBB's projects involve the stewardship of historic buildings in sensitive urban sites—the work for which the firm has become best recognized. BBB's recently completed mixed-use project include [Museum Place](#) in Washington, DC and [Central Place](#) in Rosslyn, Virginia. Urban design is central to BBB's mission and forms a significant part of its multi-disciplinary practice. The firm has designed award-winning plans for campuses, cities, neighborhoods and historic districts, institutional and government facilities, waterfronts and mixed-use developments. BBB approaches all projects with a deep understanding of their character-defining features, and brings creativity, place-making, and authenticity to the design of buildings and dynamic public spaces that meet the needs of current and future generations.

Please find a selection of visuals [here](#).

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