



Annex on 12th

300 12th Street SW • Washington, DC 20024

Annex on 12th transforms Washington's long-vacant U.S. Department of Agriculture Cotton Annex—listed on the National Register of Historic Places—into a 562-unit residential community blending historic preservation with contemporary urban living. Originally built in 1936 to house the USDA's Bureau of Agricultural Economics, the Stripped Classicism landmark was vacated in 2007 and later acquired by Carmel Partners for adaptive reuse.

The redevelopment preserves defining architectural features, including the limestone façade, vertical window rhythm, and signature copper-clad skylight, while introducing a new 13-story addition organized around a landscaped courtyard. The project required coordination and approvals from the Commission of Fine Arts, Historic Preservation Office, and Zoning Commission, alongside structural repairs, envelope modernization, and integration of new systems meeting today's performance standards.

Offering studios to three-bedroom residences with two design schemes inspired by 1930s Art Deco detailing, it has over 18,000 sq. ft. of amenities, including a rooftop infinity pool, fitness center, coworking spaces, landscaped courtyards, and "The Vault," a speakeasy beneath the restored skylight.

PROJECT TEAM

Developer/Owner: Carmel Partners

Architect and Design: BKV; Champalimaud Design; Design Collective

Construction Contractor: Carmel Construction

Other Key Team Members: EHT Traceries