
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input checked="" type="checkbox"/> Agenda
Address:	1113 Pennsylvania Ave., SE	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	April 25, 2013	<input checked="" type="checkbox"/> Alteration
Case Number:	13-258	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner CWC, Inc., with plans prepared by Ziad Demian, AIA, Demian/Wilbur Architects, requests concept review for a side addition to 1113 Pennsylvania Avenue, SE in the Capitol Hill Historic District.

Property Description

The project site is one of two buildings constructed on Pennsylvania Avenue in the 1920s and 1930s for owner Fritz Frager that currently house Frager's Hardware. The 1113 Pennsylvania Avenue section of the store is a two story brick building located at the corner of Pennsylvania Avenue and 11th Streets, SE. The project site is a deep, open lot located between the store and 510 11th Street, a two-story mid-19th century bay-front row house. The lot currently serves as storage space for Frager's and is protected by chain-link fencing.

Proposal

The applicant proposes a two-story "atrium" to fill the open lot which measures approximately 76' in depth by 16' wide. The atrium is 25' in height and sits roughly three feet below the roofline of the hardware store and approximately five feet below the roof of 510 11th Street. The design consists of a Hope Steel window system creating the addition's glass curtain wall façade. The glass expanse is divided by vertical and horizontal metal beams creating large and small glass panels. Horizontal wood sunshades of varying lengths span the width of the wall, further dividing the facade. A wood door and a Nanawall folding door system located at grade would allow pedestrian and vehicular access to the atrium. The second floor, or mezzanine level, is a concrete slab atop a metal deck recessed approximately eight feet from the entrance. Windows on the second floor of the historic building facing the mezzanine level will be sealed. The project also includes a rectilinear glass and steel roof access structure located at the rear of the atrium's roof. The structure measures approximately seven feet tall and approximately 24 feet in length and 10 feet in width. With the access structure, the height of the addition's rear is approximately 33 feet.

Evaluation

The applicant's proposal is contemporary, which is somewhat unusual for infill construction found elsewhere on Capitol Hill. However, because of its simplicity, modest scale and the

unobtrusive nature of the design, it would be a compatible addition to the historic district. The addition both defers and is referential to the historic hardware store in several respects. It is set back a few feet from the historic building and joins it at the store's cornice return creating the sense of a continuation, or blending, of the two structures while memorializing the void between them. The addition is lower in height from both Frager's and 510 11th Street creating a subordinate relationship between new and old. The wood sunshades are complementary and referential to the brick of the historic building and assist in conveying the relationship between the two structures. The recessed second floor mezzanine contributes to the deferential relationship and it, along with the glass façade, showcase views of the side elevation of the historic building essentially making it part of the store's display.

With the exception of blocking up the second floor side elevation windows, the project does not alter the historic building. Because the windows are located on a secondary elevation, the Board's window guidelines offer some flexibility on sealing the openings as long as doing so does not affect important character-defining features. Further refinement is recommended to retain the openings or incorporate some of their character into the design.

The applicant's sightline studies demonstrate the roof access structure will not be visible from several vantage points on Pennsylvania Avenue, but further study and refinement of the design is recommended to ensure it is hidden from street view.

Recommendation

The HPO recommends that the Board find the concept to be compatible with the character of the historic district and consistent with the purposes of the preservation act, and that final approval be delegated to staff with the following conditions: the applicant work with staff on the roof access structure design and the blocking up of the secondary elevation windows.