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

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Property Address:	<b>905-909 E Street, NW</b>	Agenda
Landmark/District:	<b>Pennsylvania Avenue National Historic Site</b>	<b>X</b> Consent
Meeting Date:	<b>October 26, 2017</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>17-509</b>	<b>X</b> Alteration
Staff Reviewer:	<b>Steve Callcott</b>	New Construction
		Demolition

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Studios Architecture, representing Douglas Development/Jemal's Weschler LLC, seeks conceptual design review for construction of a one-story roof addition on a five-story brick building in the Pennsylvania Avenue National Historic Site.

### **Property History and Description**

The building was constructed in 1910 for the Darby Printing Company, designed by the firm of Walker & Chase. Its façade features banks of large triple-paired windows to provide natural light into the building; it is also noteworthy for being an unusually tall and large example of a timber-framed structure. The building is capped by a prominent projecting cornice mounted to a high front parapet wall; the storefront is not original. The building is more commonly known as the long-time home of Weschler's Auction House.

### **Proposal**

The plans call for selective replacement of metal frame and stone storefront materials, erecting a new blade sign that would be based on a previous vintage sign, and converting one bank of side windows to doors to access an exterior fire escape.

The roof addition would be 17'6" tall and set back 17'6" from the front elevation; in the rear, it would align with the rear wall of the building to the west, resulting in an approximately 6' setback from the subject building's rear wall. Three at-risk windows in the property line wall of the adjacent building's side elevation would be closed up; on the east, the addition would be set back 5' from the adjacent building. The addition would be clad in a metal-framed exterior insulating system with continuous windows across the front and rear elevations and punched windows on the side.

### **Evaluation**

The addition is consistent with the most frequently cited principles established by the Board for roof additions: it would not result in substantial demolition of the existing structure, it would be subordinate in size to the underlying building, and it would not be prominently visible from public street view. A field test mock-up of the roof addition was performed with HPO staff in July which indicated that there would be only minor visibility from the southeast

corner of the intersection of 9<sup>th</sup> and E, but with the addition reading as a traditional penthouse of the type that would not be unusual or incompatible for this type of commercial building.

**Recommendation**

*The HPO recommends that the Board find the concept for a one-story addition to be compatible with the character of the historic building and its context within the Pennsylvania Avenue National Historic Site.*