PROPOSAL:
Sinclair Hille Architects requests discussion and a Certificate of Appropriateness for work at 747 O Street in the Haymarket Landmark District.

DISCUSSION:
The Commission has previously been briefed and has encouraged continued development of proposals for rehabilitation of the Hargreaves Bros./Schwarz Paper Co. building at 747 O Street. The project has continued to progress and the project designers request further consultation with the Commission, particularly on features of a south addition to the building.

I will attach the presentation materials provided to me, while assuring the designers and the Commission that the presentation on the large screen will be much more effective than on paper. Among the considerations for discussion are materials, especially for the east street wall (where alternatives including brick, terra cotta shingles, and corten steel panels will all be depicted). Design strategies to assure consistency with the Secretary of the Interior’s Standards and Guidelines will be discussed, especially Standard 9 which indicates:

“Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.”
While I will not offer a staff recommendation prior to seeing and hearing the
designers’ presentation and understanding their preferences among the alternatives
shown, it appears to me that their design development is progressing very well, as
encouraged by the Commission’s initial discussion, and that the project will meet
the Commission’s and the Secretary’s standards.
THE HYPHEN
The new addition will be separated from the original building by a small recess or "hyphen" along the east facade. This gap between the new and the old will allow the corner of the original structure to be seen and help to clearly establish the extents of the historic building.

GLASS STOREFRONT
A glass storefront at the street level of the new addition will allow visitors and passersby to see the thick south wall of the historic building. Providing visual access to this wall will further enhance one's ability to understand the extents of the historic building and to read the new and old structures as connected, yet distinct elements.

EAST WINDOWS
The windows along the east side of the new addition will be of the same width as the windows on the historic east facade, and the location of the window heads will align in order to provide continuity between the two facades. However, the new windows will be taller than the historic windows (in order to provide more favorable conditions for residents) and will be much simpler in design and detailing.

MATERIAL JOINTS
In an attempt to strengthen the continuity between the old and new structures, the horizontal material joints of the addition's east facade will align with the horizontal bands of ornamental brickwork that stretch across the historic facade.

BALCONIES
By providing shallow balconies along the upper stories of the south facade, the design not only provides shade for the southern glazing, but this recess allows for higher percentages of glazing to be incorporated into the design.

SOUTH WINDOWS
The windows along the south facade will be of similar height to those along the north facade. Furthermore, while the number of windows on each floor will remain the same as on the north facade (6 windows per floor), the width and location of each window will vary.

DUMPSTER ALCOVE
An alcove along the alley will provide a space in which the dumpster can be placed and hidden from view, helping to retain a clean look along the south facade of the new addition.