

PROPOSAL:

Jim Krieger of Sinclair Hille Architects requests a certificate of appropriateness for work at 747 O Street, the Schwarz Paper Building, in the Haymarket Landmark District.

DISCUSSION:

Hargreaves Brothers Wholesale Groceries Company built their office and warehouse at the southwest corner of 8th & O Streets in 1884.

The three-story building had two entrances on the north façade and a rail spur along the east side, where large freight doors accessed the interior.



HARGREAVES BROS., Wholesale Groceries, Cor. Eighth and O Sts.

747 O Street, circa 1887

In 1905 a fire destroyed the roof and gutted the third story. In the reconstruction, a fourth floor was added. Schwarz Paper Company acquired the building in 1917 and improved the dock along the east side, gradually covering the length of it with a canopy.



*Schwarz Paper Co.
at 747 O St., 1923*

Schwarz operated from the building for nearly a century until the current adaptive reuse project, which will introduce retail uses to the first floor and condominium residences to the three upper floors.



Schwarz Paper Co. at 747 O St., 1990s

The Commission has reviewed plans for this project at several stages of its redevelopment since 2014, including the concept of re-establishing the north entrances, within the reconstructed storefronts. The eastern of the pair will serve the commercial space on the ground floor, while the western entrance will provide access to the elevator lobby for the upper floors.

The earliest images of the building suggest the main floor was several steps above the sidewalk, which slopes down from the corner, toward the west. The proposed design will create a raised portion of sidewalk in front of the entire length of the north façade, accessible at grade on the east side, and by steps along the length of the front and on the west end. As has been accomplished at other locations in Haymarket on east-west streets, front-door accessibility is accomplished on both the north and east frontages, without a conspicuous ramp.



*747 O Street,
North façade,
looking east*



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A low brick wall would be introduced to provide orientation to the stairs and an informal seat wall from the south side.

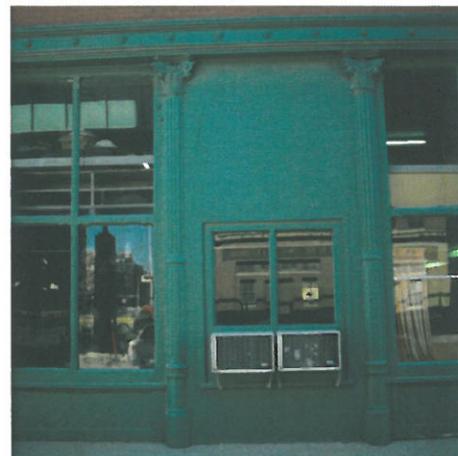


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Re-establishing the north entrances and restoring the storefronts will be a major improvement to this building and to the whole south side of O Street in Haymarket,

which has been isolated from the rest of the district since the 1950s construction of Harris Overpass. The accessibility solution for the building will alter the right-of-way adjacent to the building, but will allow the historic entrances to regain their original utility and prominence. The solution appears understated in design, while highly functional.

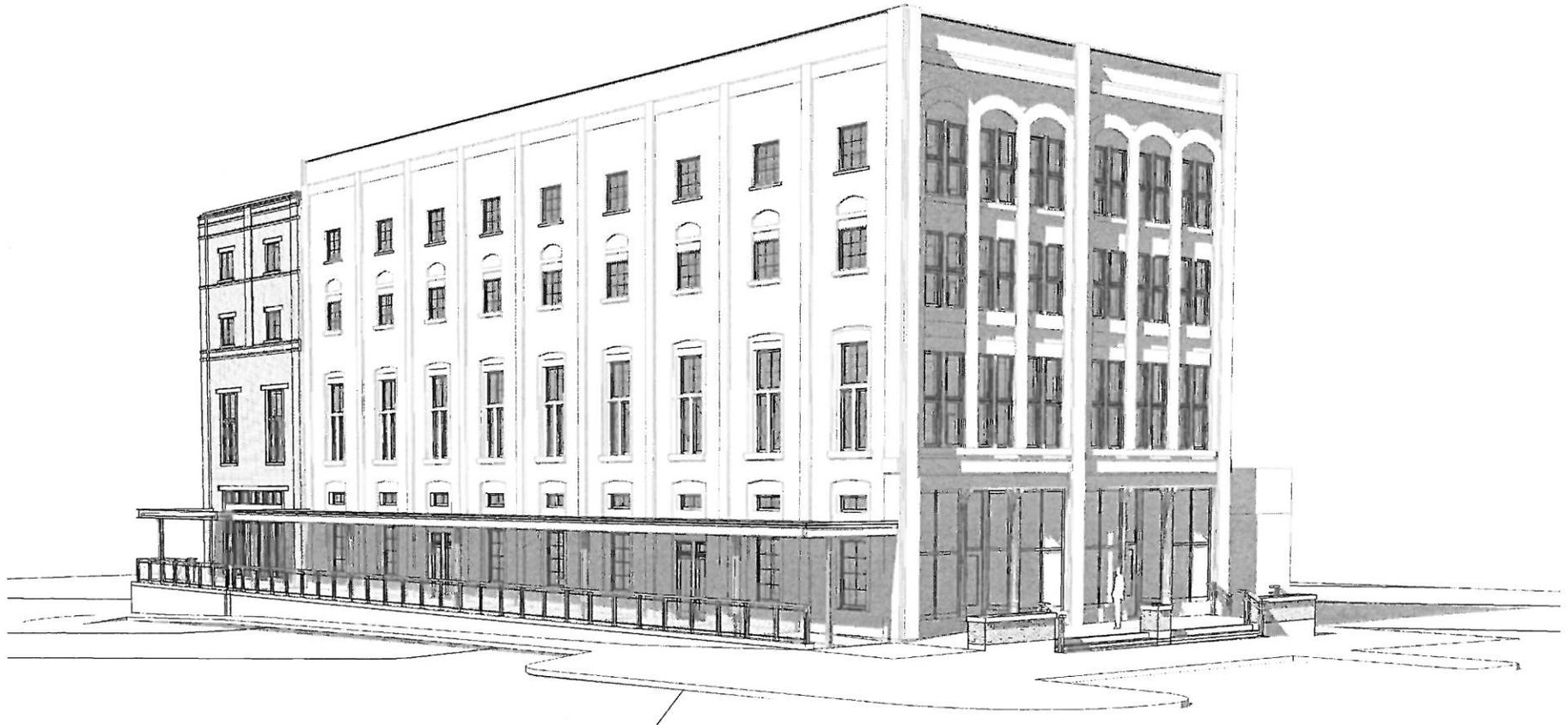
Jim Krieger of Sinclair Hille Architects, project architect for the Schwarz Building, plans to attend the Commission meeting to answer questions and provide additional details.

Recommended finding: The proposed modifications to the O Street sidewalk adjacent to the Schwarz Building support the improvements to the north façade and are in keeping with the character of the district.

Recommended action: Approval of a Certificate of Appropriateness.

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Schwarz Paper Building



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Schwarz Paper Building



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East Side Perspective

Schwarz Paper Building



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