

PLANNING DEPARTMENT MEMORANDUM

to: Historic Preservation Commission
from: Ed Zimmer
re: Agenda items, July 18, 2013 meeting
date: July 12, 2013

Item 1, West Haymarket Parking Decks (Joint review by HPC & UDC)

Davis Design previously presented "Deck 1," the parking structure at the southeast corner of Arena Drive and R Street, to the joint design review boards. Davis has subsequently been retained to design the two parking structures south of Deck 1 (Decks 2 and 3) between P and Q Streets (Deck 2) and between O and P Streets (Deck 1). Deck 1 will be constructed next, in support of the Olsson Associates Building (a.k.a. Project Oscar) at Canopy and P Streets.

The three decks are similar in design and materials. Among Davis Design's tasks has been to provide enhancement and differentiation to the three long structures, both to help orient garage users and for the benefit of the overall urban appearance.

The design proposals are included in this packet as 11x17" sheets.

Item 4, 6117 Havelock Avenue

Scott Sullivan presented proposals for a new facade at 6117 Havelock Avenue at the June 20th meeting. In discussion with the Commission, some bid alternates were discussed. Bids are due on July 16th and I've included this project on your agenda for any updates.

Item 5, Armour Building, 100 N. 8th Street

The beer garden enclosure previously approved by the Commission on the east side of this property has been completed. The Commission required brick on at least the south (street) facade. As constructed, the brick base topped with an attractive metal railing is used on all sides.

Jonathan Camp, representing the building owners, has indicated an interest in installing signs on the enclosure. I have not yet seen designs to review.

Item 6, Harpham Building, 808 P Street

Vincenzo's, the ground floor establishment in this building, proposes to replace the 1980s-era rounded awning on the Harpham facade with a triangular-section awning, in the restaurant's black-and-gold color scheme.





Like the current green awning, the new awning is proposed to bear the restaurant's name on the main pitch and on the end triangular sections, in gold text on a black fabric awning.

In addition to the change to a triangular section, the new awning is proposed to extend over the full width of the outdoor dining deck, approximately 7 feet. Two or three support posts will likely be needed



The Commission has accepted a broad range of awning colors, including black and gold on Lincoln Station for a previous restaurant tenant. Black and gold certainly are historic sign colors in the district and have been accepted for the 710 P Street facade, although that scheme has not been carried out. In my opinion, the proposal meets the guidelines both for signs and for semi-permanent features such as awnings of meeting the overall character of the district.

I recommend a finding of compatibility and approval of a certificate of appropriateness.

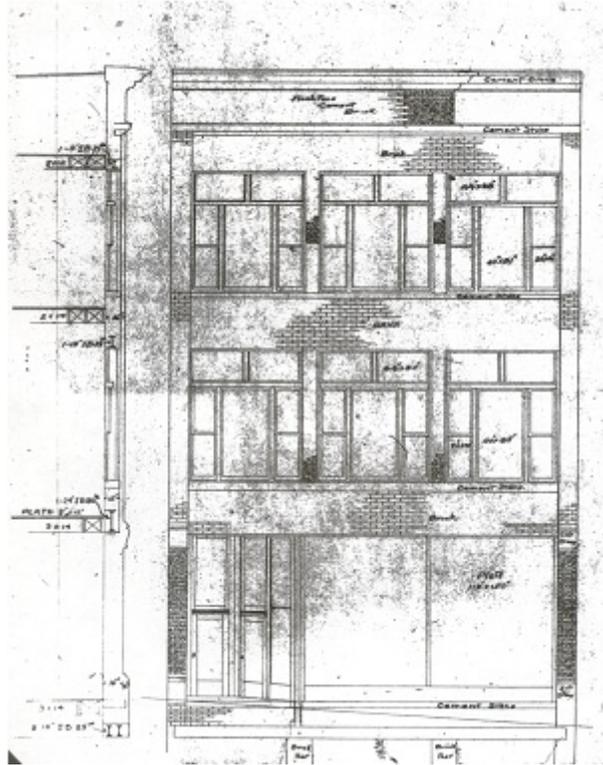
Jon and Jonathan Camp has also been consulting with me about their intention to consider a new door system for the main entry to the 808 P Street building. The current double doors (with a central post) do not meet the recommended ADA width of 36", are posing maintenance and operation problems, and are poorly weatherized. In our discussions, they had not yet settled on a proposal.



**Item 7, Sidewalk Café at 815 O Street,
Pepperberg Building**

Also see attachments.

Dave Erickson, on behalf of U. S. Properties, proposes a sidewalk café at 815 O Street for a new restaurant/bar in the Pepperberg Building, reviving the name “Sweep Left” that previously operated in the building. The 1908 building originally housed Pepperberg Segar Factory.



*At left, 1986 storefront
view*

The sidewalk café would consist of a deck/platform 19'5" wide by 14' deep. 18 feet of sidewalk width would remain between the deck and the curb of the parking area under the Harris Overpass. Because the sidewalk slopes down about a foot from east-west across the length of the storefront, a platform of gray, "commercial-grade," PVC tongue & groove decking is proposed, enclosed by a black steel railing with built-in, irrigated planter boxes. Each planter box would also support a tempered-glass shield on the outer side, serving as windbreaks.

A new doorway through the aluminum storefront is also proposed, for server access to the sidewalk café. The door, sidelight and transom would match the storefront system, and would require removal of an area of brick to match the door sill to the deck level. This pressed brick should be retained and stored on-site.



The sidewalk café utilizes elements similar to other approved sidewalk cafes in the district. Vincenzo's at 808 P occupies a similarly sloped sidewalk and utilizes a deck for leveling. Vincenzo's also utilizes a separate door through the storefront for accessing the sidewalk café. Generally storefront modifications have been acceptable provided the broad design characteristics of the storefront have been retained, as in this case. In addition, storefronts historically have been somewhat flexible features of facades, adapting to changing uses.

Several approved Haymarket cafes feature planters, flower pots, or flower boxes. The glass shields are a new feature but appear to be minimally intrusive and may enhance the café experience in a challenging urban location.

Therefore, staff recommends a finding that the proposal is consistent with the character of the Haymarket district and further, recommends approval of a certificate of appropriateness.



Item 8, Design Concepts for Adaptive Reuse, Schwarz Paper/Hargreaves Bros. Building, 747 O St.

Sinclair Hille Architects has been retained to prepare proposals for an adaptive reuse of 747 O Street in Haymarket. Built as a three-story warehouse in 1884 for Hargreaves Bros., a grocery wholesaler, the building has been occupied by Schwarz Paper Co. since 1917. In 1905, the structure suffered a fire that destroyed the roof. In rebuilding as a four-story structure, great pains were taken to relocate or replicate the arched windows of the original third floor (north facade) atop the new fourth floor, creating great continuity between the three and four story versions of the building.



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

Hargreaves Bros. from NE, ca. 1887



Hargreaves, post 1905.



Hargreaves, pre-1905 fire (above)

Schwarz/Hargreaves 2013 (below)

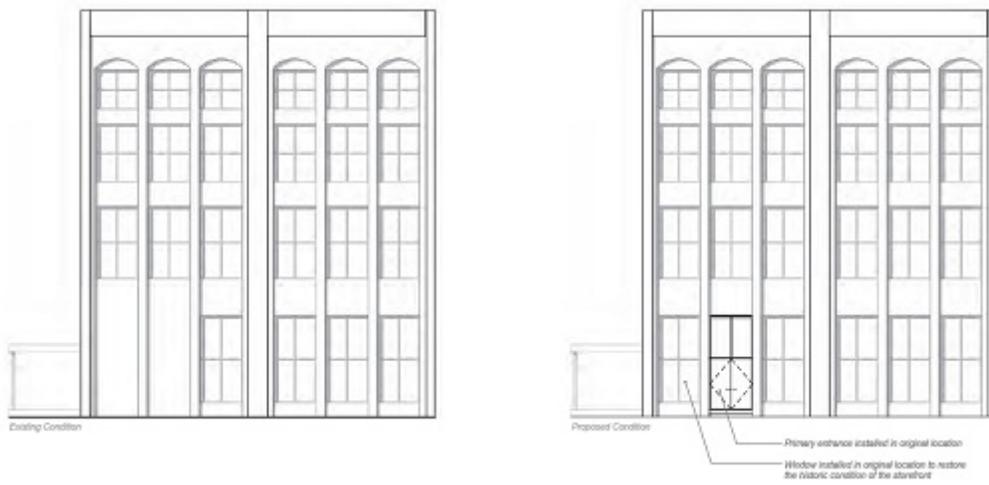




Hargreaves/Schwarz from east, 2013

The full set of images from Sinclair Hille is attached. I will include a few here for the purpose of description and explanation.

The proposed modifications to the north, principal facade concentrate on removing disfiguring changes and restoring the post-1905 appearance.



The building retains four of six bays of the original 1880s storefront, including the chamfered wooden muntins that divide the bays into four large lights, and the Seaton & Lea trademarked cast-iron columns and piers.



The design proposal retains the rare original elements and restores the two altered bays. It appears highly appropriate and welcome.



The east facade of the building is secondary to the north facade but is highly visible along S. 8th Street. The historic images show a regular rhythm of pilasters and bays, with simpler brickwork bands and arches, a subtle stone trim. However, the actual glazed windows are of small dimensions, suitable for a warehouse but not for residential egress, ventilation, or comfort.

The design proposal suggests enlarging the window openings vertically within the rhythm of bays originally established. On the first and second floor, recesses are provided in the brickwork matching a few large original openings on the first floor along that side. On the third and fourth floors no such recesses were provided and the enlargements are suggested by moving the sills down or the lintels up, to fit within floor levels and to avoid major decorative brickwork.

Rather ironically, the original warehouse design provided small windows that appeared to have been infilled from larger openings; the adaptation creates true windows where openings were previously just implied.

The proposal fits well within the overall Haymarket warehouse character, where most of the warehouses have much larger openings than the east wall of Hargreaves. In fact, the north wall of Hargreaves is more typical in its ample degree of glazing. The question for the designers and for the Commission are whether the modification fits the district standards. Regarding windows, “Not Recommended” regarding windows is “Introducing new window and door openings into principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.” Mention of “principal elevations” reminds us of the underlying concept of a hierarchy of facades, and the east side of Hargreaves clearly does not have the design emphasis of the north side, but it is nevertheless a highly visible street facade. However, the intent of the proposed change is not to



Schwarz Paper Building Rehabilitation + Addition



match stock sizes or inexpensive sash, and instead is functionally based and carefully tailored to the dimensions of the existing openings.

The proposal should also be considered in light of Standard 9, which states “Contemporary design 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.” In my opinion, the significant architectural design of the east facade is the rhythm of pilasters and implied windows, which the proposal follows faithfully in enlarging the small warehouse openings. It might be worth exploring whether a deliberate differentiation between the sash pattern in the original openings and in the enlarged areas would retain the original pattern, while allowing the new use. It might also simply look silly.

The proposal also offers a south addition to the buildings, atop a one-story brick addition. The proposal suggests cladding the addition in a perforated, corrugated metal material, which has a design relationship to some of the metal additions, rooftop features, and secondary elements in this warehouse district. I would like to understand more clearly how it would look, but it seems to have potential for closely meeting Standard 9.

Item 9, modifications to Lewis-Syford House easement

I am working on the point-by-point comparison requested by the Commission of the 2008 easement and the current proposal. That is an appropriate request but complicated task including re-keying the 2008 document. I will distribute that electronically as soon as I can next week, and will post it on-line with the agenda material.

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