

2017 DC AIA AWARDS

incremental urbanism

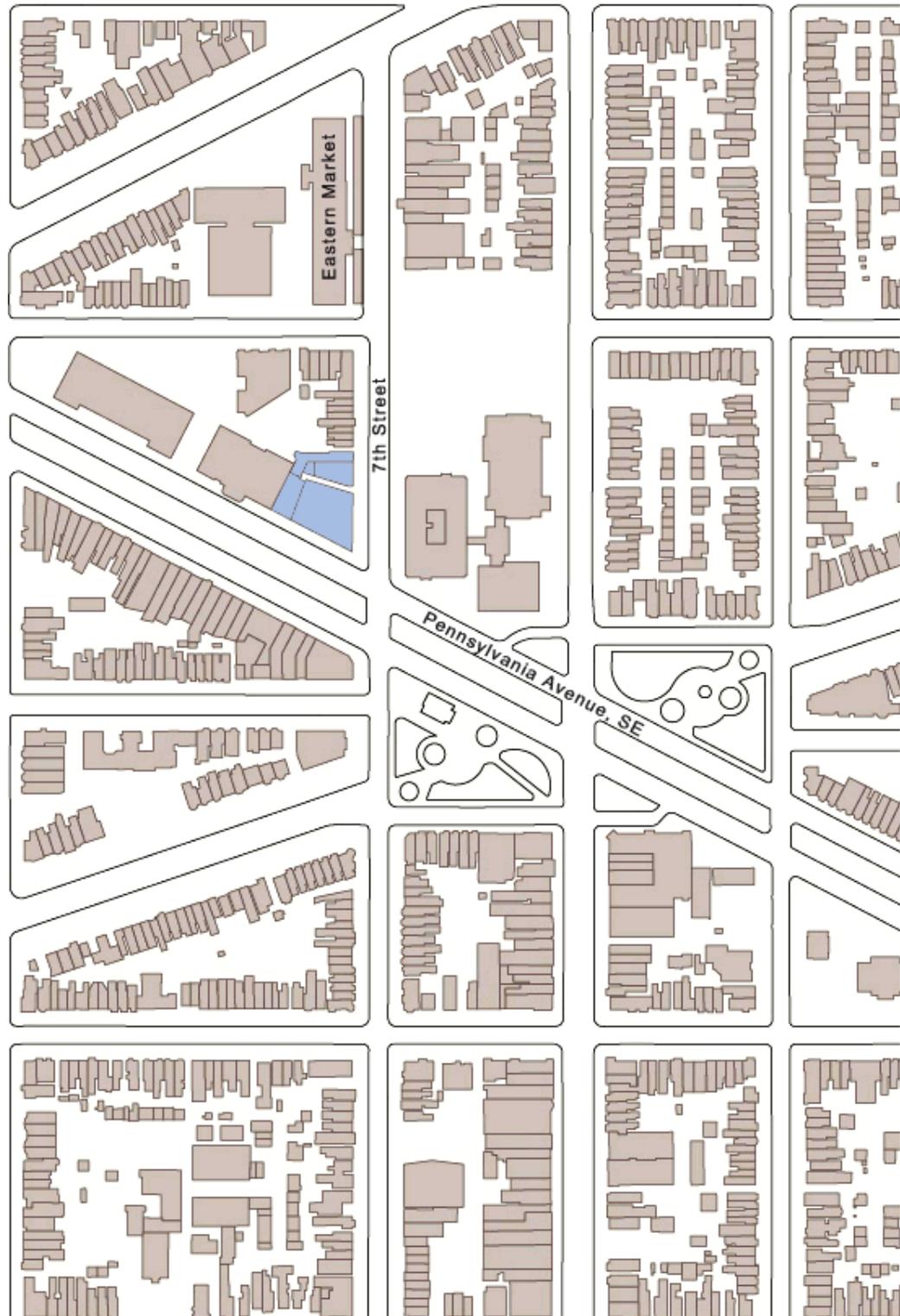


The Joy of Incremental Development

For 30 years, in 4 separate phases, the same Owner, Architect, and Contractor have worked together on this corner in the heart of the Capitol Hill. The result is a complex cornerstone in the Eastern Market area that bears witness to the evolution of the technology, culture, economics, and aesthetics that have formed the Capitol Hill community.

Phases 3 & 4 are the subject of this Awards Program submission.





Capitol Hill Vicinity Plan



Early Incremental Development

under previous ownerships

If history is the march of time, it seems somewhat anti-historical to march in place.

This site, at the corner of Pennsylvania Avenue & 7th Street, SE, evolved as the city grew and commercial activity expanded near the City's Eastern Market. By 1945, original townhouses, often containing residences above ground floor retail, evolved to 1 story commercial structures on the 13 lots that make up this site.

When the Capitol Hill Historic District District was created in 1973, further development of this site was allowed under the City's legal mandate that it be contemporary, but compatible with the salient characteristics of the Victorian Historic District.



660 Pennsylvania Avenue, SE

Phases 1 & 2, located at the northwest corner of Pennsylvania Avenue and Seventh Street, were the rehabilitation of an existing one story retail structure and the addition of three new office floors above. The original building, a Kresge's 5 & 10, was built in two phases (1938 and 1941) and was designated as a historic structure by the DC Historic Preservation Review Board.



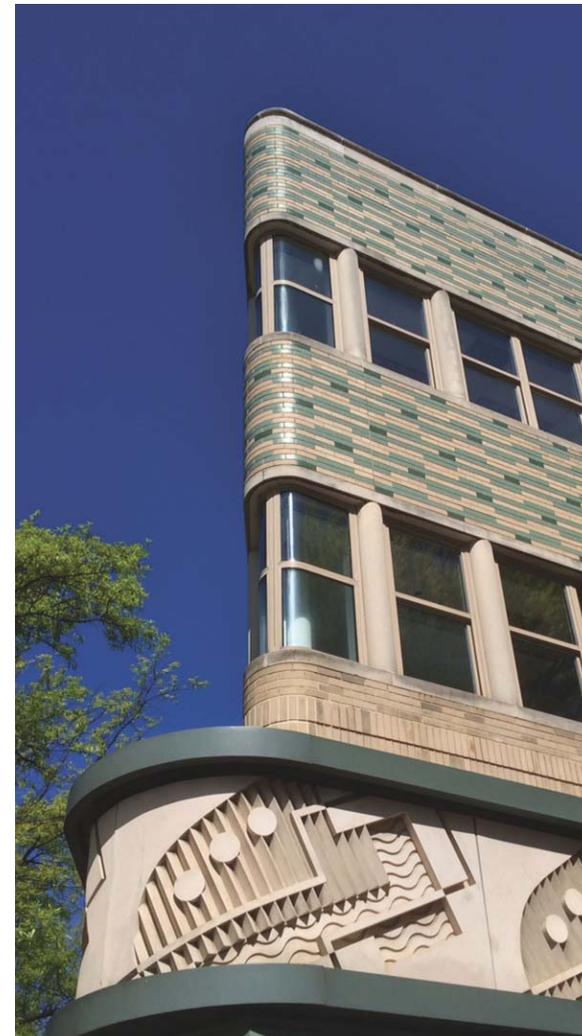
Phase 1

This phase renovated the existing structure and prepared it for future additions above. Phased construction allowed basement and first floor retail spaces to be occupied while the new office floors were constructed above.

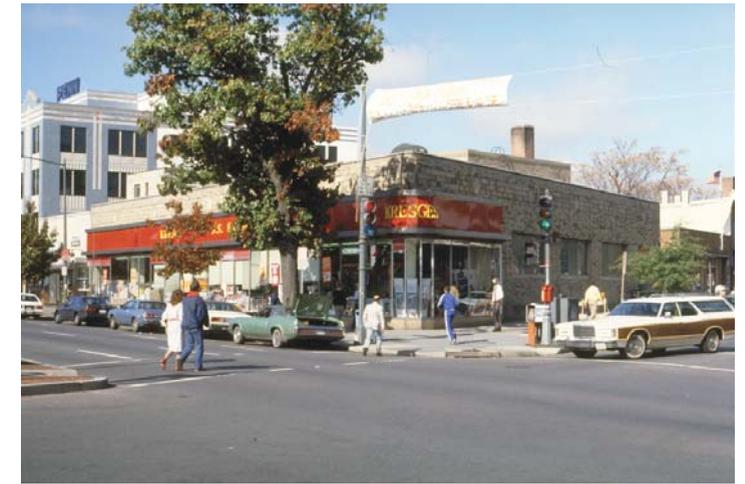
Phase 2

This phase added three floors of offices above the retail. The addition, designed as a form and mass scaled to the public space of Pennsylvania Avenue, was respectful of its streamlined Art Moderne base, and wrapped with a richly articulated brick skin appropriate to the building's location in a Victorian historic district.

Phases 1 & 2 were awarded an AIA Award for Excellence in 1991.



Existing
1985



Phase 1
Renovation



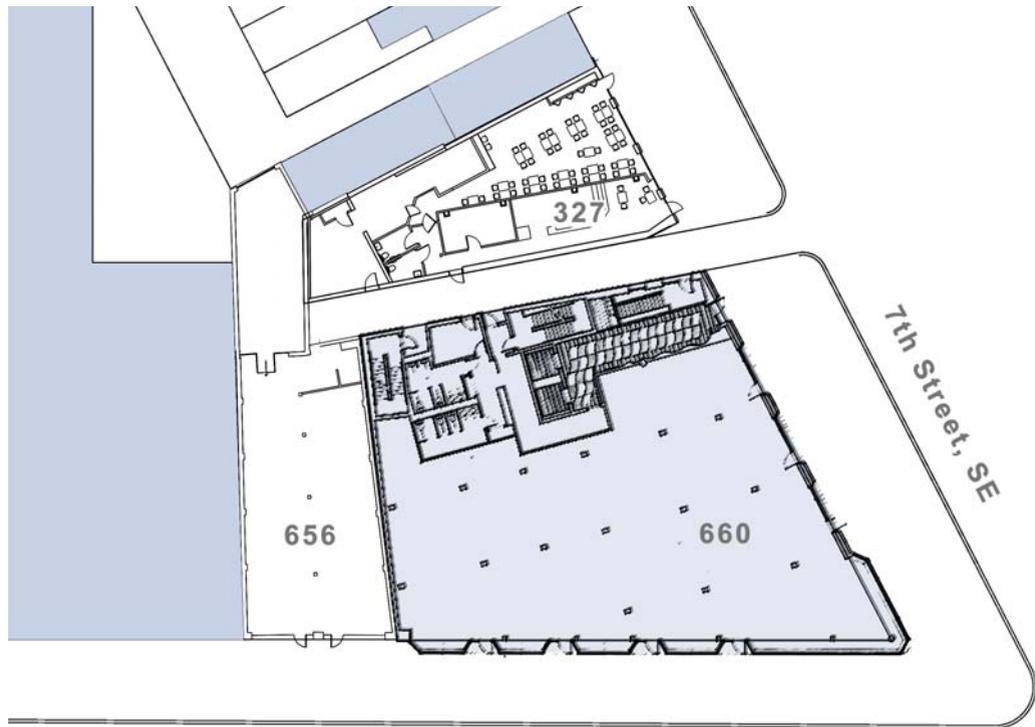
Phase 2
Vertical
Expansion





Phase 3 Lateral Expansion

With the Owner's purchase of adjacent lots on both Pennsylvania Avenue and 7th Street, Phase 3 re-designed the street facades of their one story existing buildings and renovated the structures for new retail tenants.



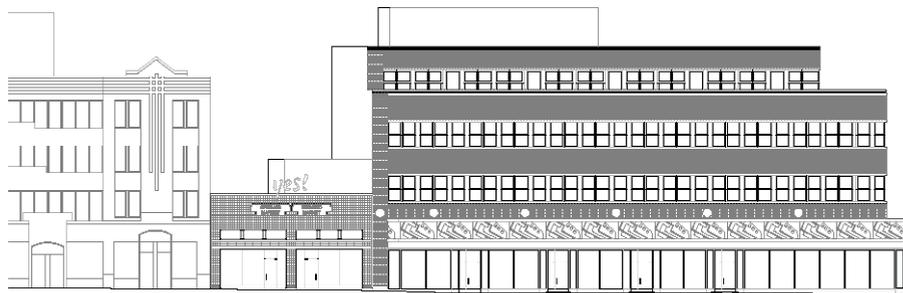
656 Pa. Avenue

328 7th Street

Existing



Pennsylvania Avenue, SE



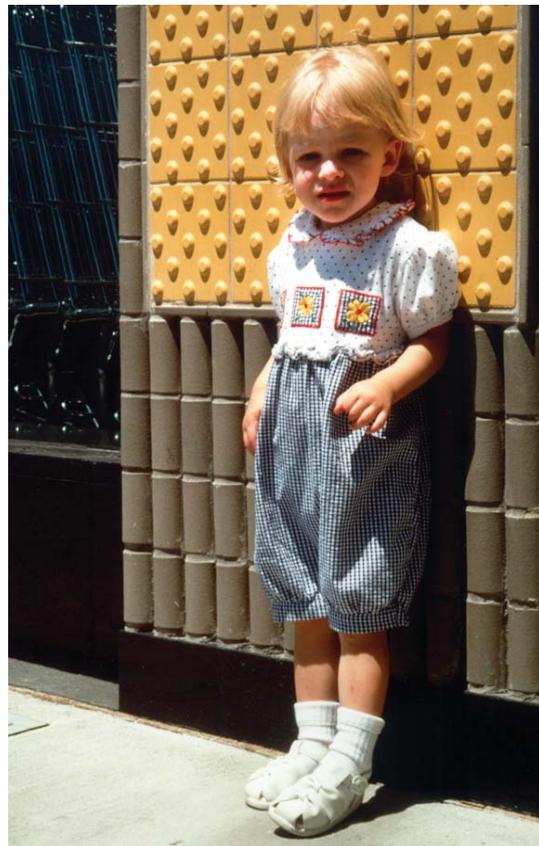
Phase 3



656 Pa. Avenue Phase 3

The new facade uses yellow tile manufactured for OSHA safety pavement and gray bullnose pool coping pavers to recall the patterned textures of brick buildings in the surrounding Victorian historic district.

The original retail sign, seen on a previous page, was refurbished for the new tenant.



327 7th Street Phase 3

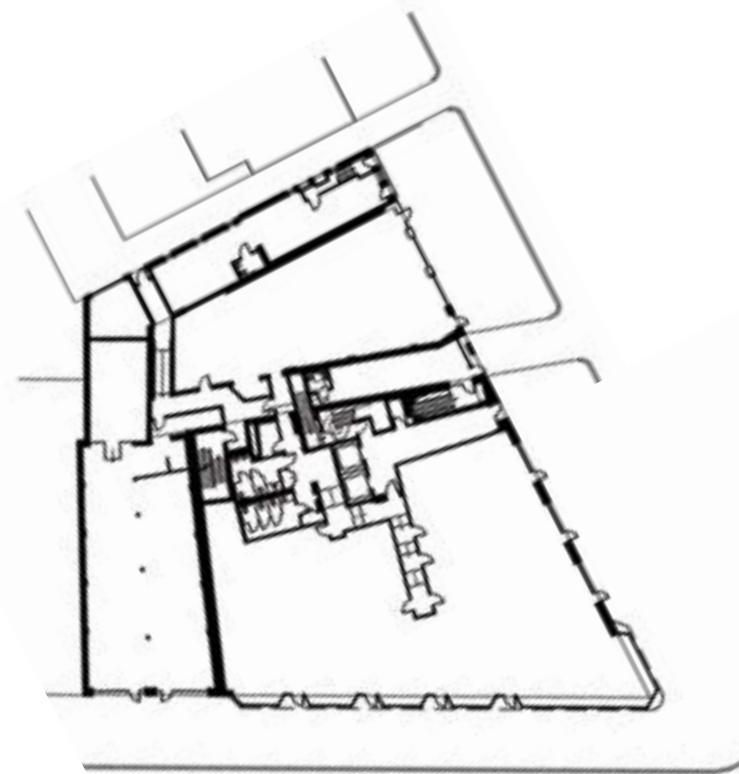
Victorians inventively used the newest building technologies to add new ideas to the ongoing architectural historical legacy. The existing brick piers of the original building were clad in waterjet cut tiles depicting Capitol Hill's flora and fauna .



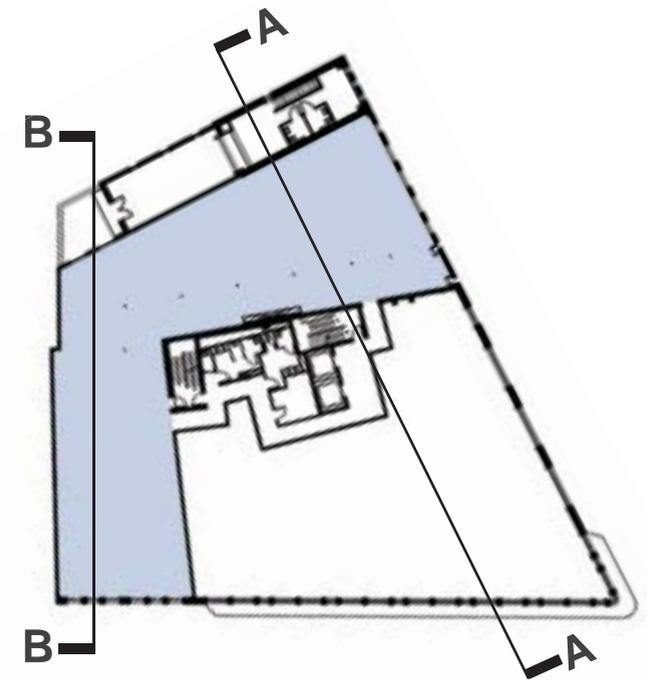
Phase 4 was the most challenging to design and construct. Now owning all 13 lots, the Owner was able to close the alley between 660 & 327, and combine all structures on the lots into a single building. The program was for additional floors of office above the one story structures, utilizing the existing 660 entrance lobby and core.

Because retailers and restaurants occupied all spaces of the project's ground level, existing bearing wall foundations could not be accessed to reinforce for new additions above, and new columns could not be added in these ground floor spaces. In order to use only existing foundations, all new structure and cladding materials were required to be lightweight - bar joists with concrete topping slab for structure; porcelain tile, zinc, and copper for cladding.

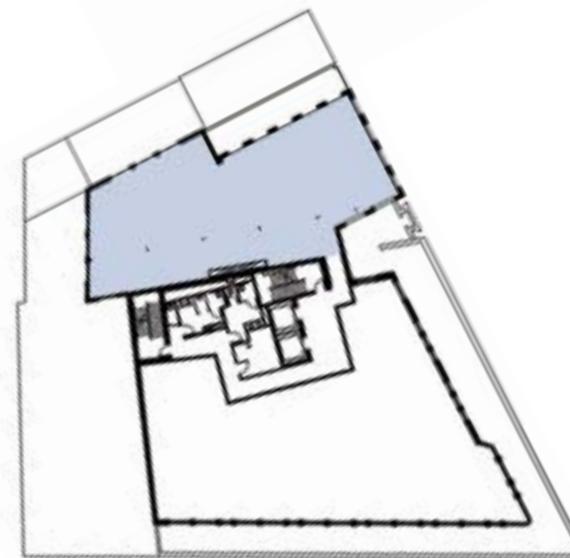
Phase 4 Vertical Expansion



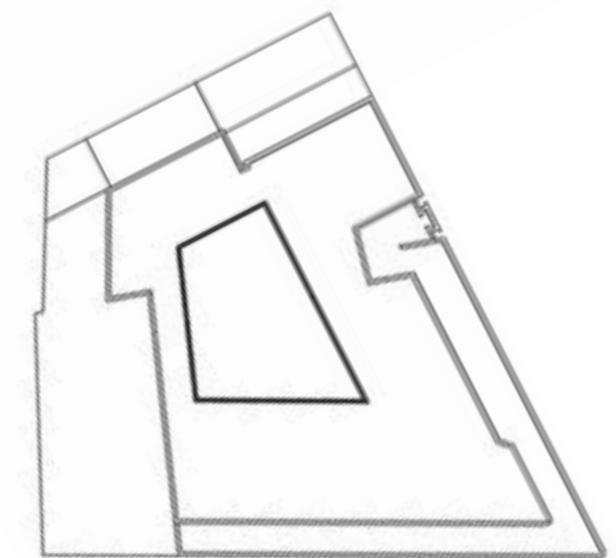
Ground Floor Plan



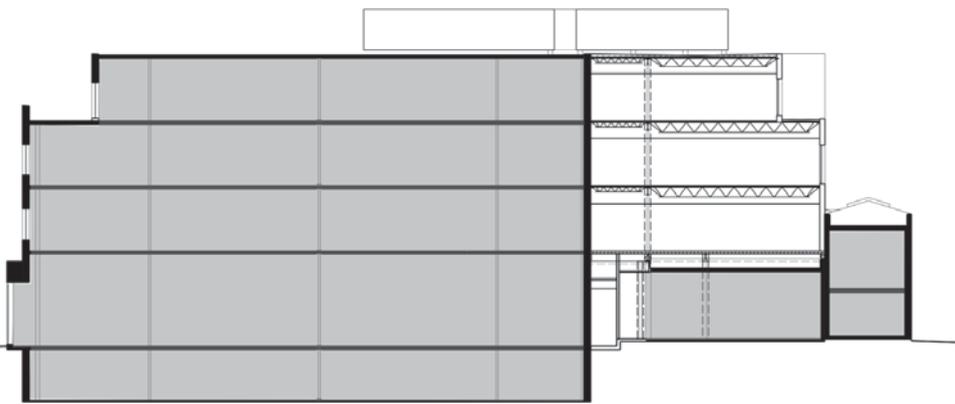
2nd Floor Plan



3rd & 4th Floor Plans

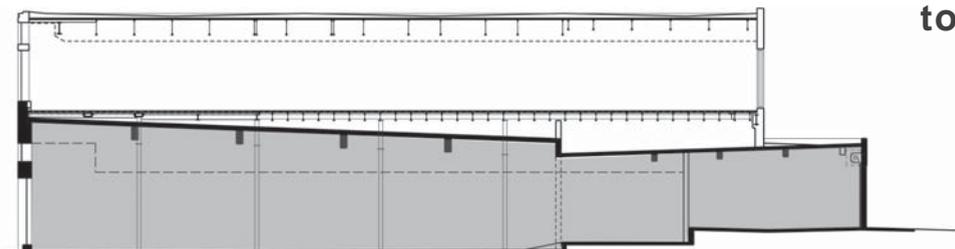


Roof Plan



Section AA

Construction completed prior to Phase 4



Section BB

656 Pa. Avenue Phase 4

Only one office floor was added above the existing retail due to inadequate existing foundations to add more.

Phase 3's yellow OSHA tile having been discontinued, the additional floor is clad in the pool coping pavers used in Phase 3. The tile's yellow is picked up at the new second floor in the window frame color.





327 7th Street Phase 4

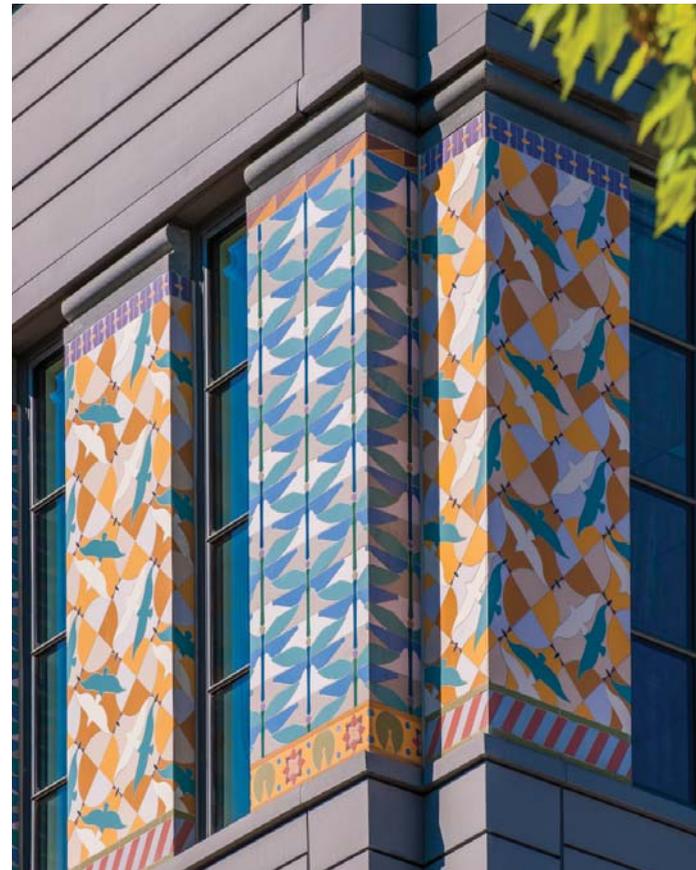
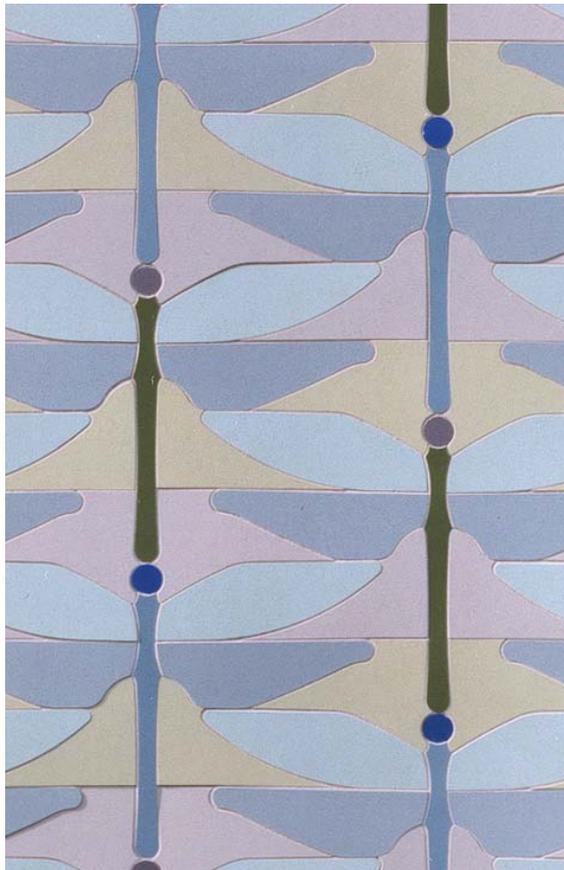
The ground floor's piers are repeated above at the 3 new office floors, combined with lightweight zinc spandrels. A local symmetry of tile panels emphasizes the ground floor's main restaurant's entrance. A tenant space incorporates former exterior walls & surplus tiles.





The tile patterns, deployed across the 327 7th Street facade in both Phase 3 & 4, celebrate the flora and fauna of Capitol Hill.

Thru-body porcelain tiles were water-jet cut using the architect's cad files, and shop assembled on net backing for installation in the field. The thru body color tile allows the pattern to turn the pier corners seamlessly.



Memory of an Alley Phase 4

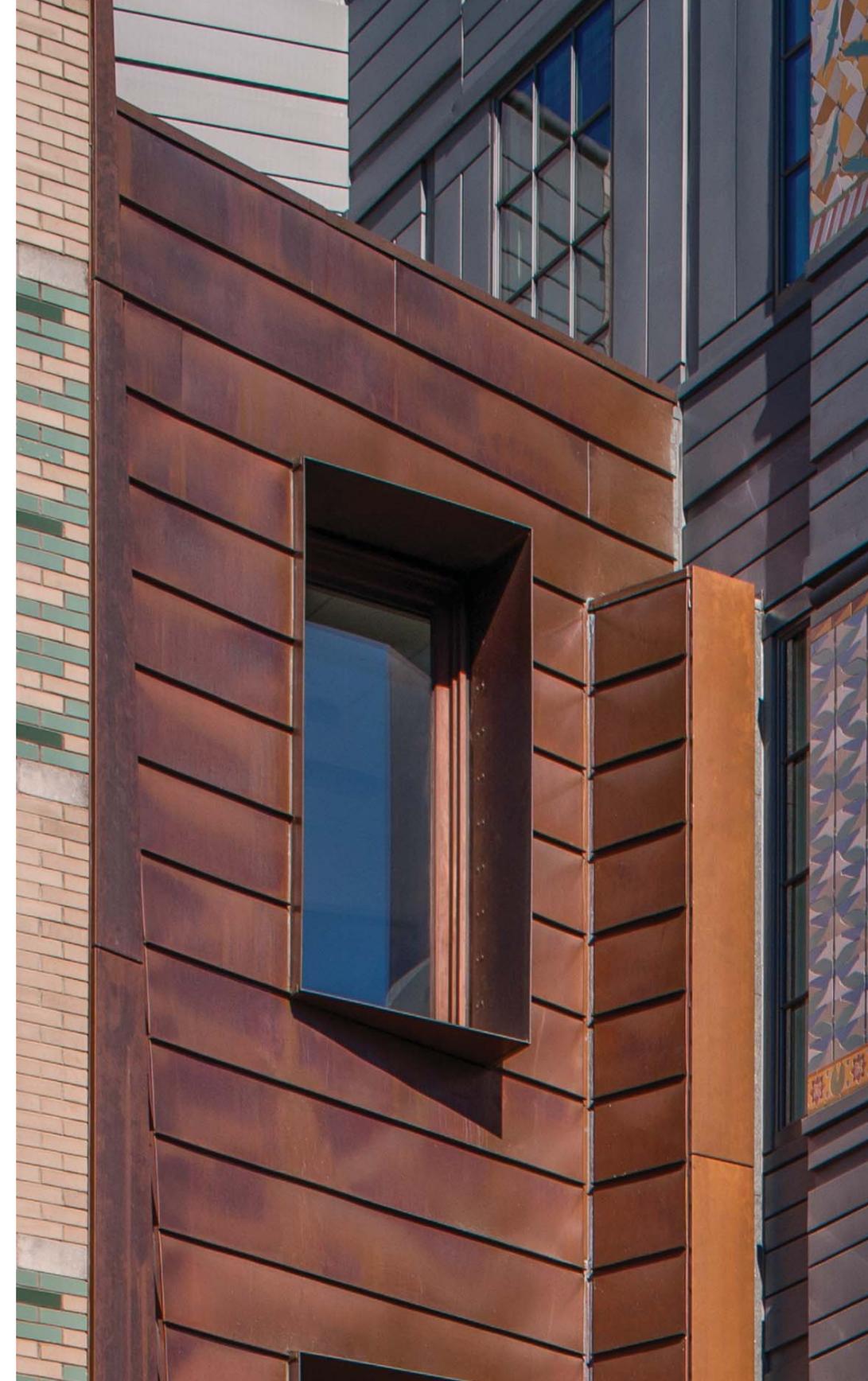
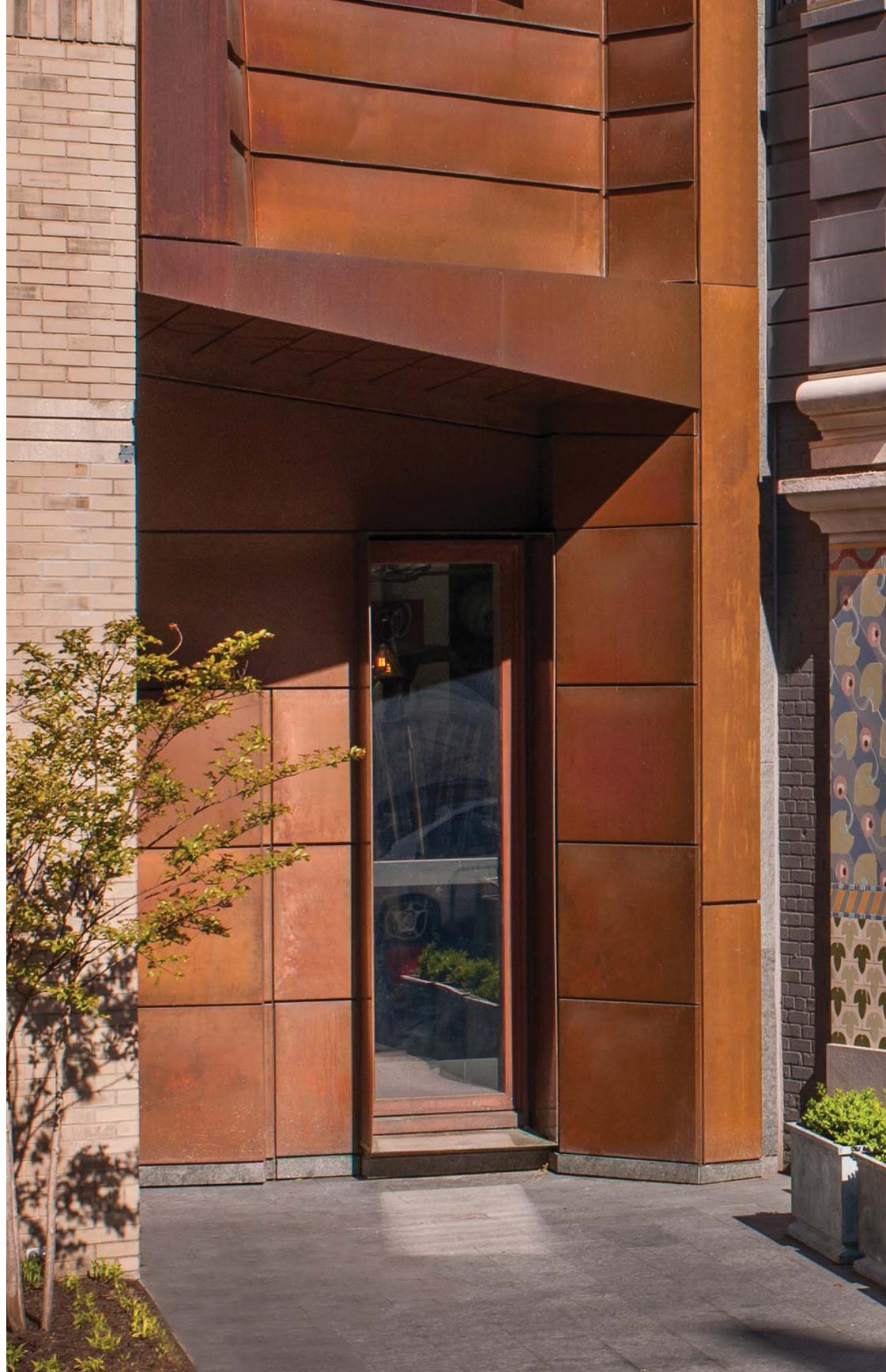
The 10' wide public alley, serving this group of buildings for over 125 years, continued to do so during Phases 1, 2, & 3.

In Phase 4, the Owner legally closed the alley and an infill structure was designed to connect the new 327 office floors with the 660 elevator core. The sculptural quality of its copper clad form serves to recall the collective memory of the alley's void.

ORIGINAL ALLEY



Additional seating and wood storage for a ground floor restaurant tenant was gained by expanding the tenant space partially into the closed alley. The entire building's main egress route runs through the other part of the former alley and exits through a concealed copper panel door next to the window.





660
PENNSYLVANIA AVENUE
000

7
seventh
PIZZA

MONTMARTRE
Distressed Elegance

dawn price
Baby

hair salon
UPDATES