

**Testimony of the Capitol Hill Restoration Society before the DC Historic Preservation
Review Board April 28, 2016
HPA 16-308 1101 Pennsylvania Avenue, SE**

My name is Beth Purcell and I am testifying on behalf of the Capitol Hill Restoration Society's Historic Preservation Committee. Thank you for letting us share our views on this project. The Historic Preservation Committee of the Capitol Hill Restoration Society met with the applicant and project architect and reviewed the plans for the project dated March 25, 2016.

We commend the applicant for its plan to restore these historic buildings, community landmarks, and for the respectful, well-thought out additions to the buildings. The massing of the three new upper stories over the Frager's store is pulled back from Pennsylvania Avenue and from 11th Street, reducing their visibility (and in the process creating outdoor spaces for the residential units). The applicant plans 34 residential units, retail space for Frager's (equivalent in size to the original store) other retail, and underground parking. The brick coursing above the Frager's buildings will closely resemble the brick in the original building; the store front bays will be restored using bronze metal, replacing the blue-painted metal (a color that we understand is not historic). The keystones and brick designs over the windows and store windows will be retained. The entrance to the residential units between the Frager's buildings is clearly delineated, has complementary brick, and a square glass and metal bay on the second story, similar to the bay on the 11th Street side, and the material on the upper stories, and the bays on the new section.

The applicant plans to retain or restore the painted "Frager's Hardware" sign. We suggest that the applicant continue to work with HPO staff on the selection of brick for the upper stories above the original Frager's building, to insure that this brick complements the early twentieth century tapestry brick.

The new section, to be built on the garden center's location, in brick with shades of brown, has square glass and metal bays, with vertical accents in champagne-colored metal. The brick wraps around the corner, then continues throughout the rear of the new building. The entrance is clearly marked, and has a modern marquee.

The color palette of the brick and metal is carefully selected and complements the original buildings.

We believe that the project is compatible with the Capitol Hill Historic District.

Thank you for considering our comments.