

**Testimony of the Capitol Hill Restoration Society before the DC Historic Preservation  
Review Board June 23, 2016  
HPA 16-391 226 Massachusetts Avenue, NE**

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 received in June 2016. We offer the following comments:

The brick building at 226 Massachusetts Avenue, NE (Armand's Chicago Pizzeria) approximately 29 feet wide, was constructed in 1958, according to the applicant's research, and modified in the 1980s. Because it was constructed after the end of the period of significance in 1945, it is not a contributing building. The applicant, which also owns the adjacent building at 214 Massachusetts Avenue, and other buildings on the block, proposes to demolish 226 Massachusetts Avenue and in its place build an addition to 214, expand the conference room in 214, and add meeting spaces and terraces. Zoning rules limit the addition's allowable height to the stories proposed. The addition carefully tracks the line of the first and fifth stories of 214, matches the granite base, and limestone; the metal canopy and cornice are compatible. The curved metal fins, the most distinctive feature of the addition, link the two buildings, while keeping the addition subordinate. Additions to large commercial buildings are challenging – many fail, and look like an afterthought, or a “mini-me.” Some on the committee consider the addition successful. However, some believe that the design compete with other, bigger buildings, and signals an entry where an entry is not intended. On the other hand, the central building already competes with the older buildings flanking it. We all agree that the project will also enable the applicant to create a uniform and attractive streetscape on the block.

We suggest that the limestone on the first story of the addition match the ashlar block on the first story on 214 Massachusetts, that the addition should have its own door, and the entrance should mimic the punched openings at 214 Massachusetts, and not read as a storefront.

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

Thank you for considering our comments.