



**CAPITOL HILL CONDOMINIUMS**  
**The ENGINE HOUSE**  
1341 Maryland Avenue NE, Washington DC

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**CONCEPTUAL REVIEW SUBMISSION**  
August 27, 2009

submitted to:  
**HISTORIC PRESERVATION REVIEW BOARD**



**PROJECT DESCRIPTION**

SORG Architects has been commissioned by Argos Group to design two separate historic adaptive-reuse condominium buildings within the existing structures of a historic Fire Engine House and a Police Station in the Stanton Park neighborhood of Capitol Hill in North East Washington DC.

These properties have been awarded development by Argos Group by the Office of the Deputy Mayor for Planning and Economic Development. Ownership of the properties will transfer from the District of Columbia to Argos Group in accordance with a disposition agreement and upon approval of a permit set of construction documents. This project is to comply with the Green Communities building program for green design and provide affordable living units.

Both buildings are envisioned to be unique loft-like condominiums in the downtown DC market. The Engine House will contain two market-rate units and two affordable units. The Station will contain three market-rate units and two affordable units. In total, a low density approach of nine (9) new dwelling units are planned to be constructed between the two sites.

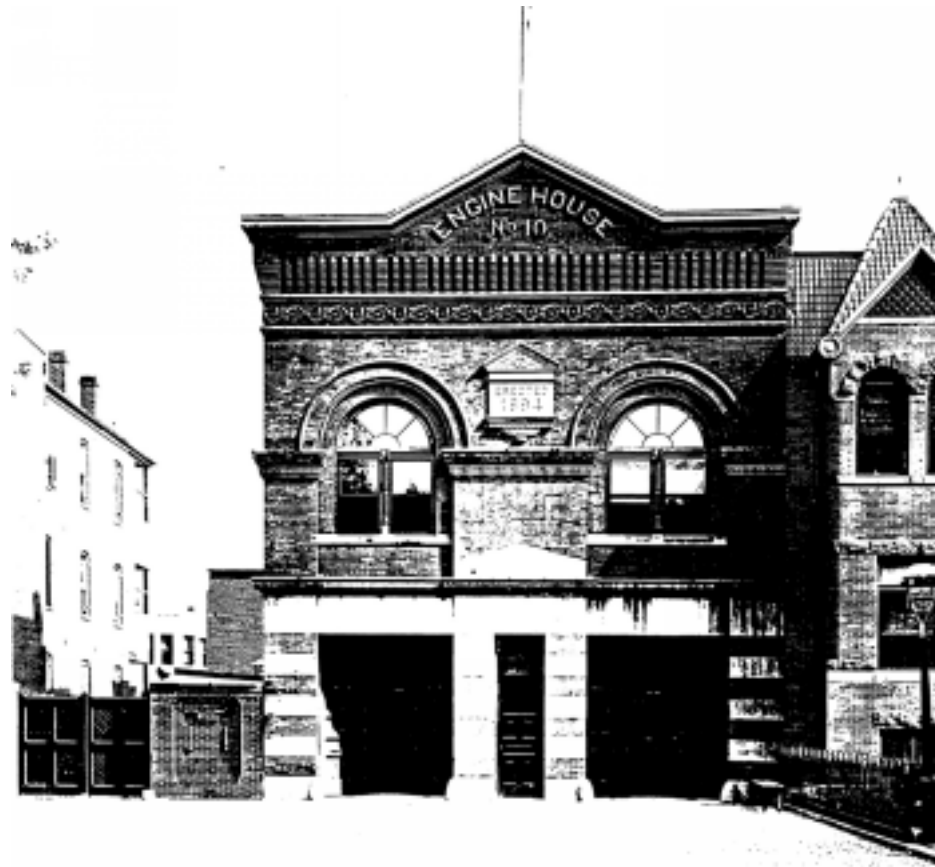
**ARCHITECTURAL DESIGN NARRATIVE**

The Engine House (Old Engine House 10), originally designed by Architect Leon Emile Dessez (1858-1919), constructed in 1895, is located along Maryland Avenue NE between 13th and 14th Streets, and is protected by DC Historic Landmark status. Its long, narrow, two and three-story red-brick construction is embellished only on the narrow Maryland Avenue facade with multiple cornices and other modest decor. This station is considered to be Victorian-Eclectic in style. The building shares a party-wall with an adjacent building and controls a cobbled side yard that once accommodated horses, fire apparatus, and outdoor activities.

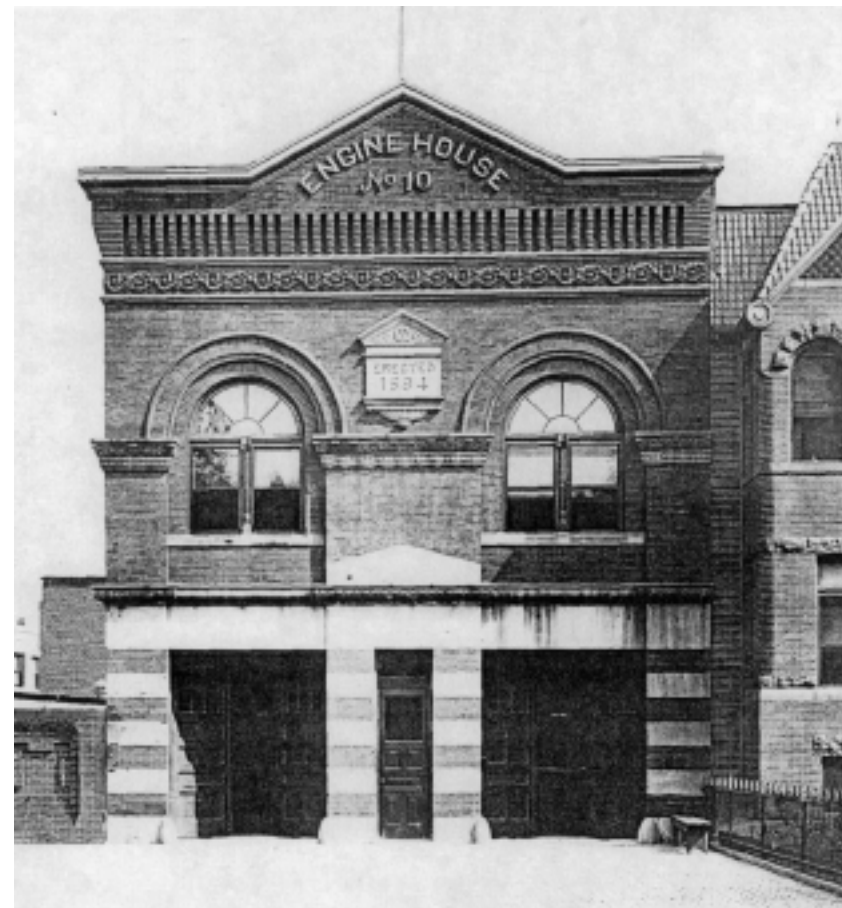
Proposed improvements to The Engine House exterior will include significant restoration of the Maryland Avenue historic facade and replacement of all exterior windows and doors. A new, partially glazed wall assembly will replace the extant garage doors while simulating the historic configuration of panels. Additional improvements to the building exterior will include removal of paint applied to brick and limestone surfaces, restored and additional openings, and the addition of awnings on secondary elevations to accommodate the new residential program, as well as re-pointing and repairing brick, as required.

The site around The Engine House will be improved by replacing the extensive concrete apron along Maryland Avenue with brick pavers, garden areas, or other permeable surface treatments, as well as reconstruction of the original side yard privacy wall and a new access gate. Primary access to the units will be directly from the renovated side yard, which will be subdivided into private gardens, with a common path leading from front to back of the site. Four parking spaces (including two oversized spaces) will be accommodated at the rear of the property, as well as trash collection areas and independent access to both the basement utility room and basement storage areas, all with direct alley access.





HISTORIC - unknown



HISTORIC - 1911



EXISTING - 2009



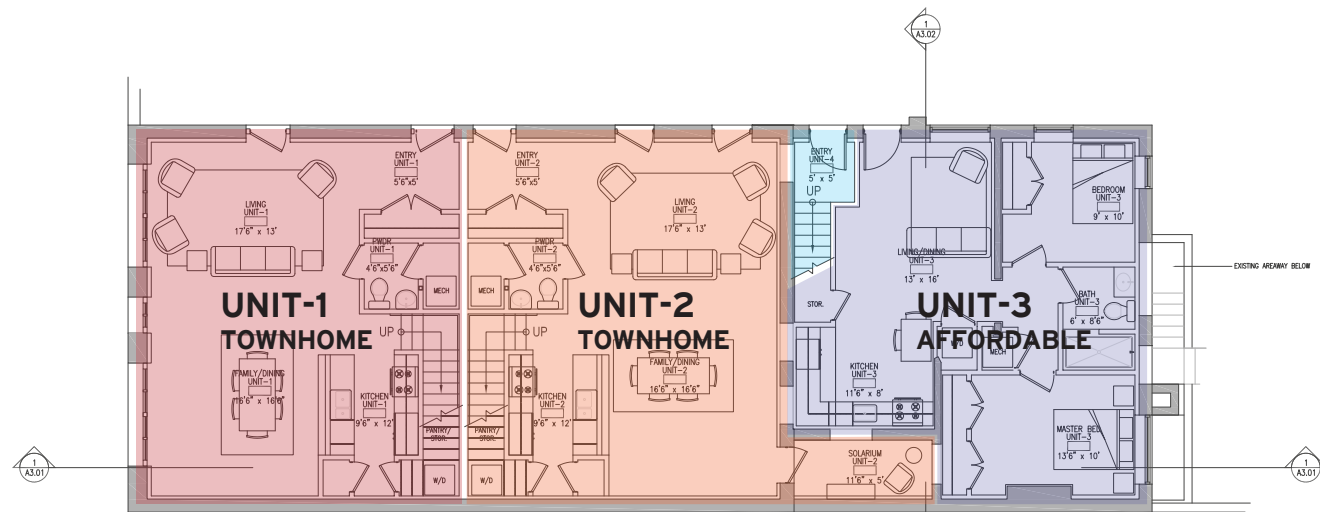




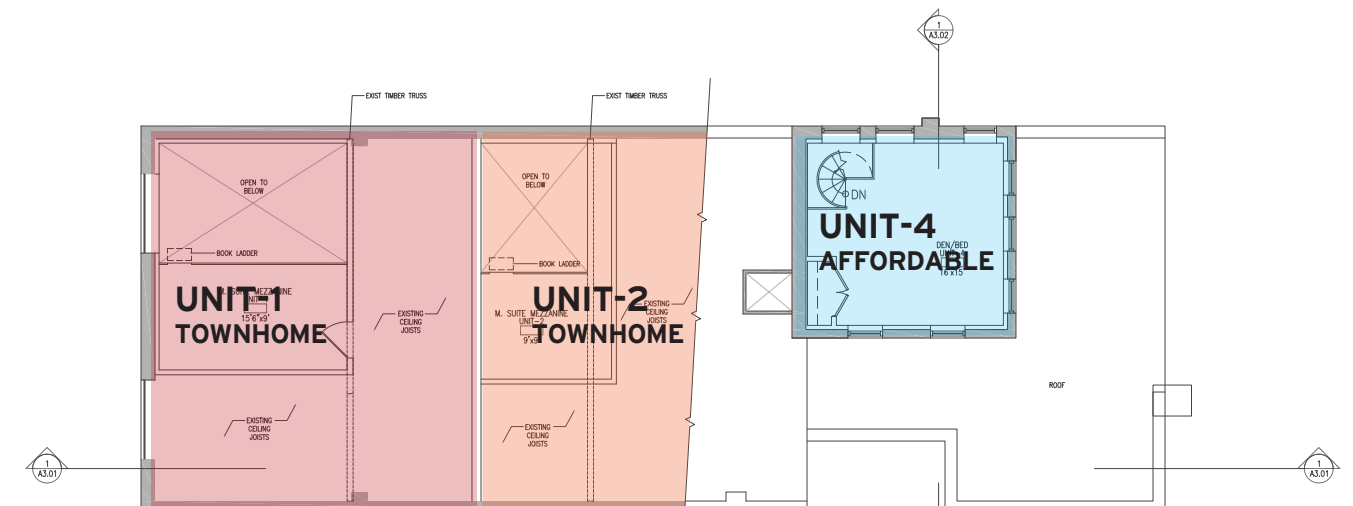
PROPOSED ELEVATION - WEST



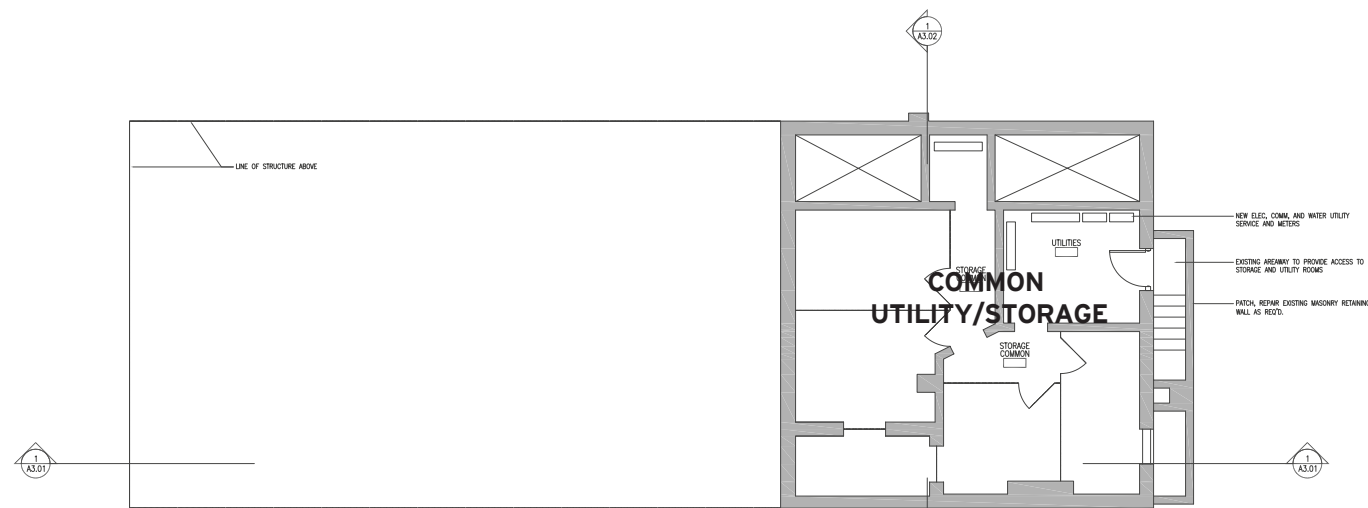
PROPOSED ELEVATION - NORTH



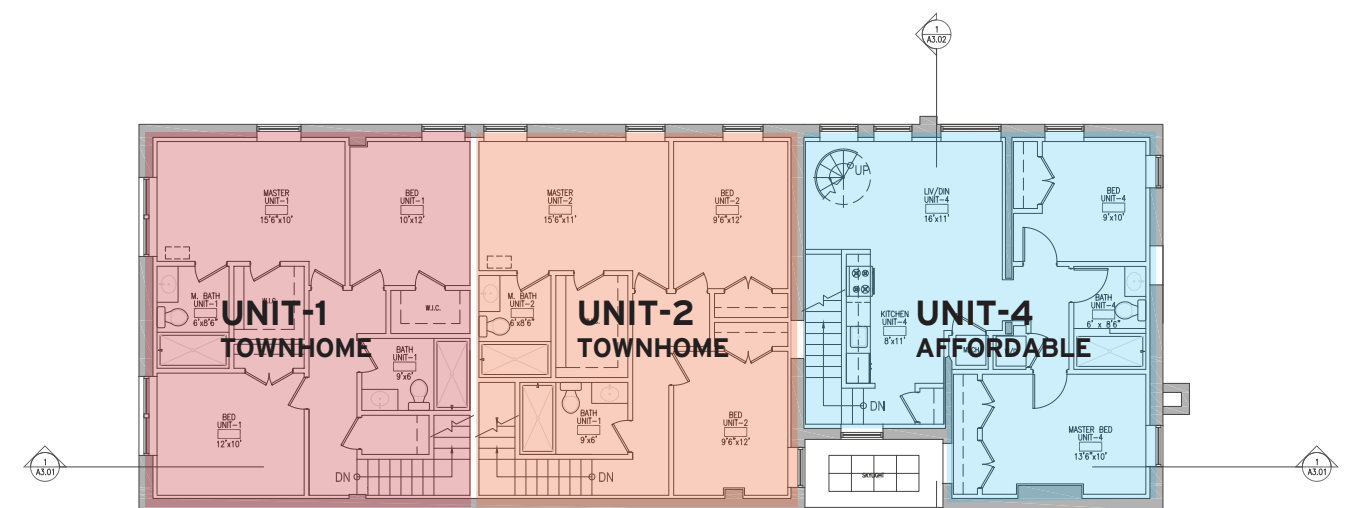
FIRST FLOOR PLAN



THIRD FLOOR PLAN



LOWER FLOOR PLAN



SECOND FLOOR PLAN

