



**CAPITOL HILL CONDOMINIUMS**  
**The STATION**  
525 9th Street 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 Station (Police Precinct no.9) was originally constructed in 1932, is located in the Capitol Hill Historic District, along 9th Street NE between E and F Streets. The original two-story structure has considerable floor-to-floor heights, while a rear addition has more modest proportions and utilizes concrete-encased steel structure. The building shares a party wall with an adjacent building on the north side and controls a paved alley to the south that will be converted into usable outdoor space for the new dwelling units.

Proposed improvements to The Station exterior will include general refurbishment of the building's exterior and replacement of all exterior windows and doors. Re-opening several bricked-up window areas on the 9th Street elevation will recall The Station's original, contextual appearance while improving day-lighting and amenities to the interior of the dwelling units. Additional improvements to the building exterior will include removal of white paint applied to all brick surfaces, restored and sometimes enlarged 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 Station will be improved by replacing the asphalted alley way and parking areas with a sunken garden to the north which takes advantage of the existing conditions, window wells to the south, brick pavers, a common walking path and other landscape treatments. Access to the units will be provided via two primary entry points - front vestibule and side-entry stair hall. The 9th Street frontage of the property will be re-landscaped to include garden areas, pathways, and enlarged window wells. Access to the lower level utility room will also be provided. Five parking spaces and trash collection area will be included on the alley side, at the rear of the property.



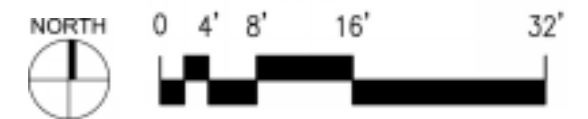


HISTORIC - 1949



EXISTING - 2009



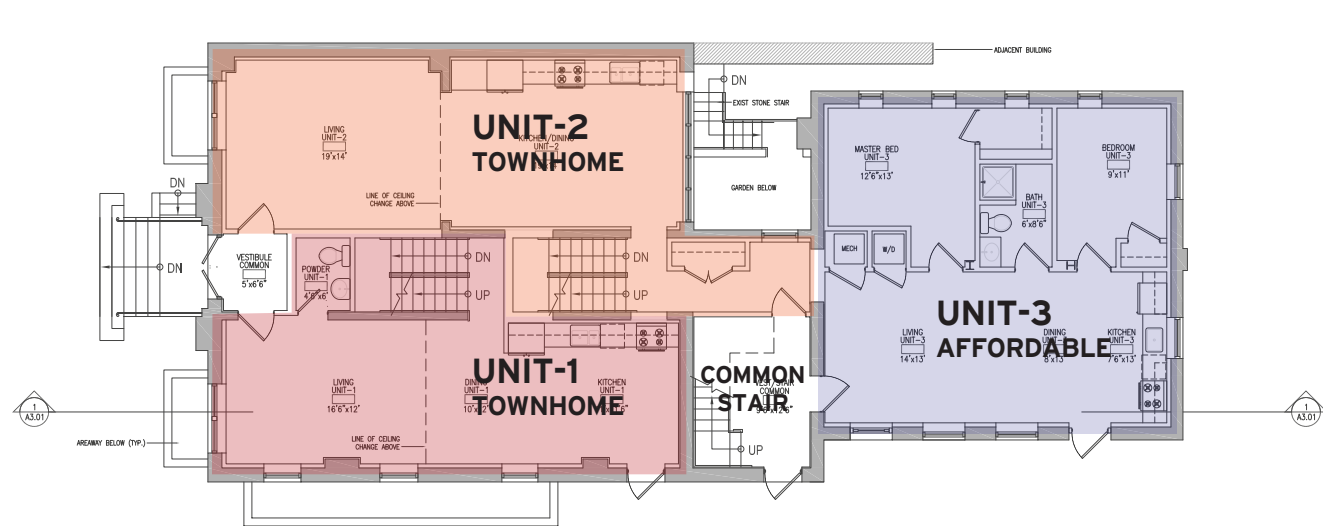




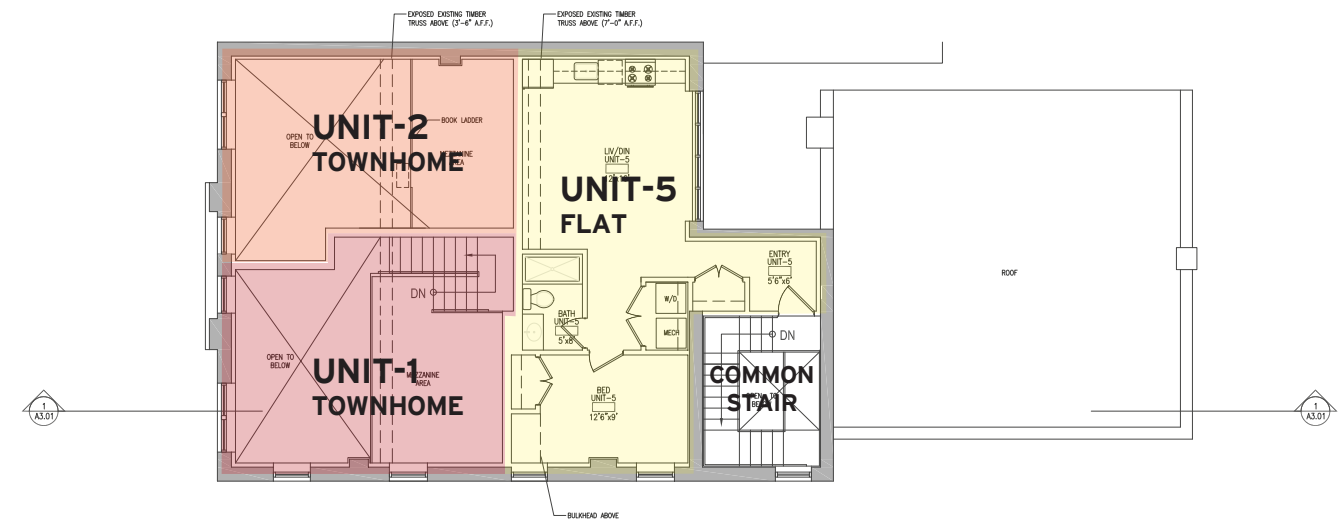
PROPOSED ELEVATION - EAST



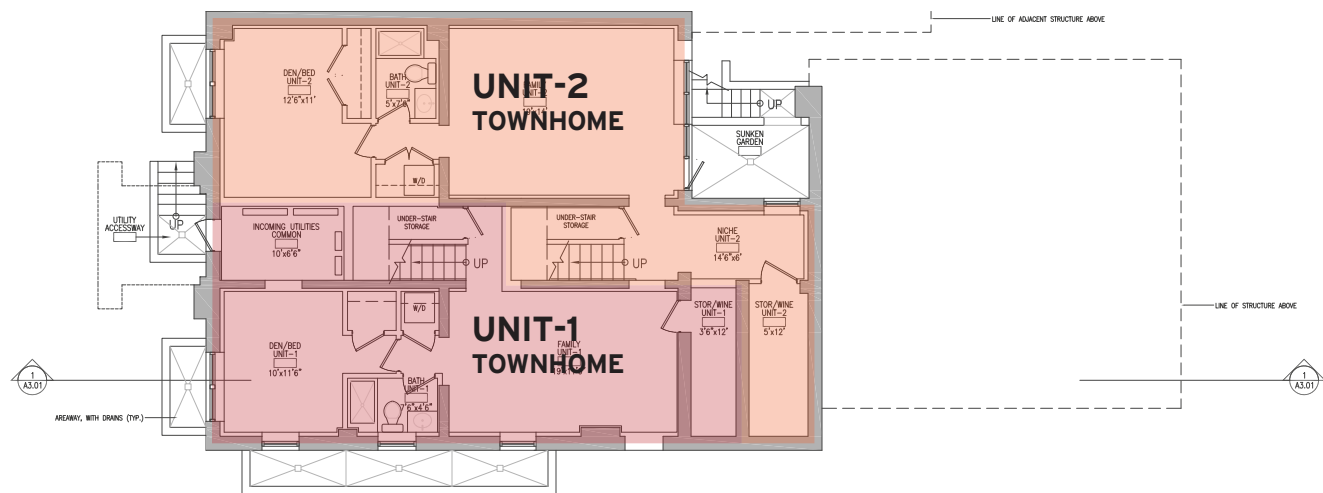
PROPOSED ELEVATION - SOUTH



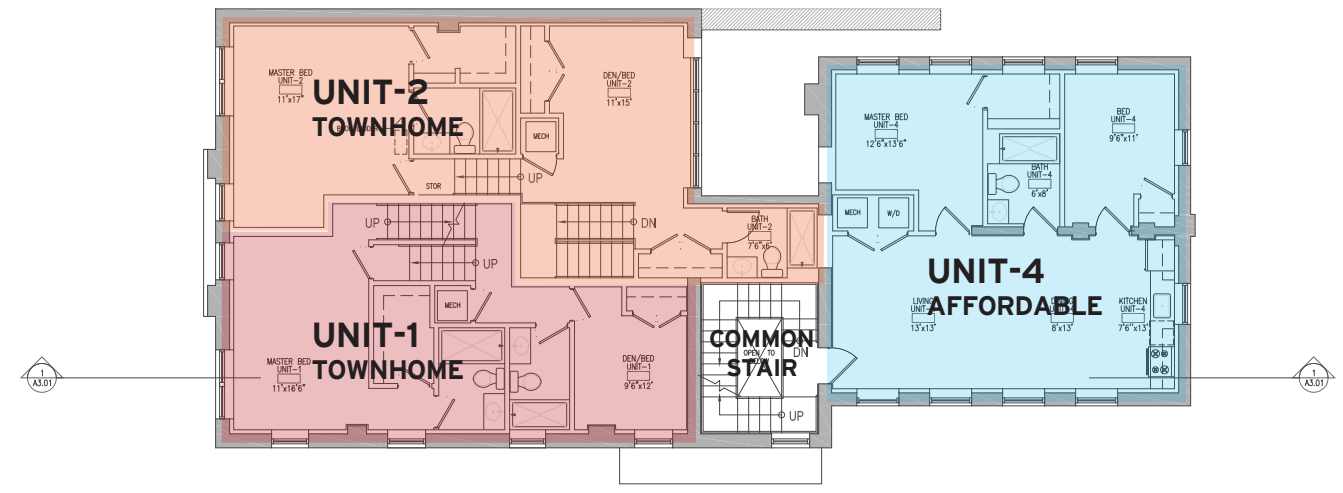
FIRST FLOOR PLAN



THIRD FLOOR PLAN



LOWER FLOOR PLAN



SECOND FLOOR PLAN

