

900 SOUTH CAROLINA AVENUE SE - ALTERATION



PROPERTY INFORMATION	
ADDRESS:	900 SOUTH CAROLINA AVENUE SE WASHINGTON, DC 20003
SQUARE/LOT:	0945 / 0803
ZONING:	RF-1
LOT AREA:	1,921 SF
YEAR BUILT:	1874
ORIGINAL PURPOSE:	GROCERY STORE AND RESIDENCE

ZONING ANALYSIS			
	ALLOWED	EXISTING	PROPOSED
USE:	MOSTLY RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
HEIGHT:	35'-0"	24'	24'
# OF STORIES:	3	2	2
LOT OCCUPANCY:	60%	80%	80%
REAR SETBACK:	20'-0"	27'	27'
SIDE SETBACK:	5'-0" (ON FREE STANDING SIDES)	0'	0'
# OF DWELLING UNITS:	2	1	1
PERVIOUS SURFACE:	20%	0%	0%



HPRB SHEET LIST

01	COVER SHEET
02	BLOCK PLAN
03	CONTEXT PHOTOS
04	SITE PHOTOS
05	SITE PLAN - EXISTING
06-A	SITE PLAN - PROPOSED (SCHEME A)
06-B	SITE PLAN - PROPOSED (SCHEME B)
07	BASEMENT PLANS
08	1ST FLOOR PLANS
09	2ND FLOOR PLANS
10	FRONT ELEVATION
11	SIDE ELEVATION
12	SIDE ELEVATION - PART A
13	SIDE ELEVATION - PART B
14	REAR ELEVATIONS
15	PERSPECTIVE VIEW
16	PERSPECTIVE VIEW
17	PERSPECTIVE VIEW
18	BUILDING SECTION @ REAR 2-STORY
19	BUILDING SECTION @ REAR 1-STORY & GARAGE
20	EVIDENCE OF DOORS
21	HISTORIC STOREFRONT RESEARCH
22	HISTORIC STOREFRONT RESEARCH
23	HISTORIC STOREFRONT RESEARCH
24	HISTORIC STOREFRONT RESEARCH

PROJECT DESCRIPTION:

REMOVE AWNING AND BAYS AT FRONT AND ADD TWO NEW DOOR OPENINGS; ADD TWO WINDOW WELLS AT WEST ELEVATION AND LARGER BASEMENT AREAWAY AT REAR; NEW WINDOW OPENINGS AT REAR SECOND STORY; NEW OPENINGS AND CLADDING AT REAR ONE-STORY ADDITION; NEW OPENINGS AT ONE-STORY GARAGE





NORTHWEST CORNER OF INTERSECTION (9TH & S CAROLINA)



NORTHEAST CORNER OF INTERSECTION (9TH & S CAROLINA)



906 - 908 S CAROLINA AVE



SOUTHWEST CORNER OF INTERSECTION (9TH & S CAROLINA)



SOUTHEAST CORNER OF INTERSECTION (9TH & S CAROLINA)



331 - 337 9TH ST



FRONT ELEVATION (FACING S CAROLINA AVE)



FRONT / SIDE ELEVATION



REAR / SIDE ELEVATION



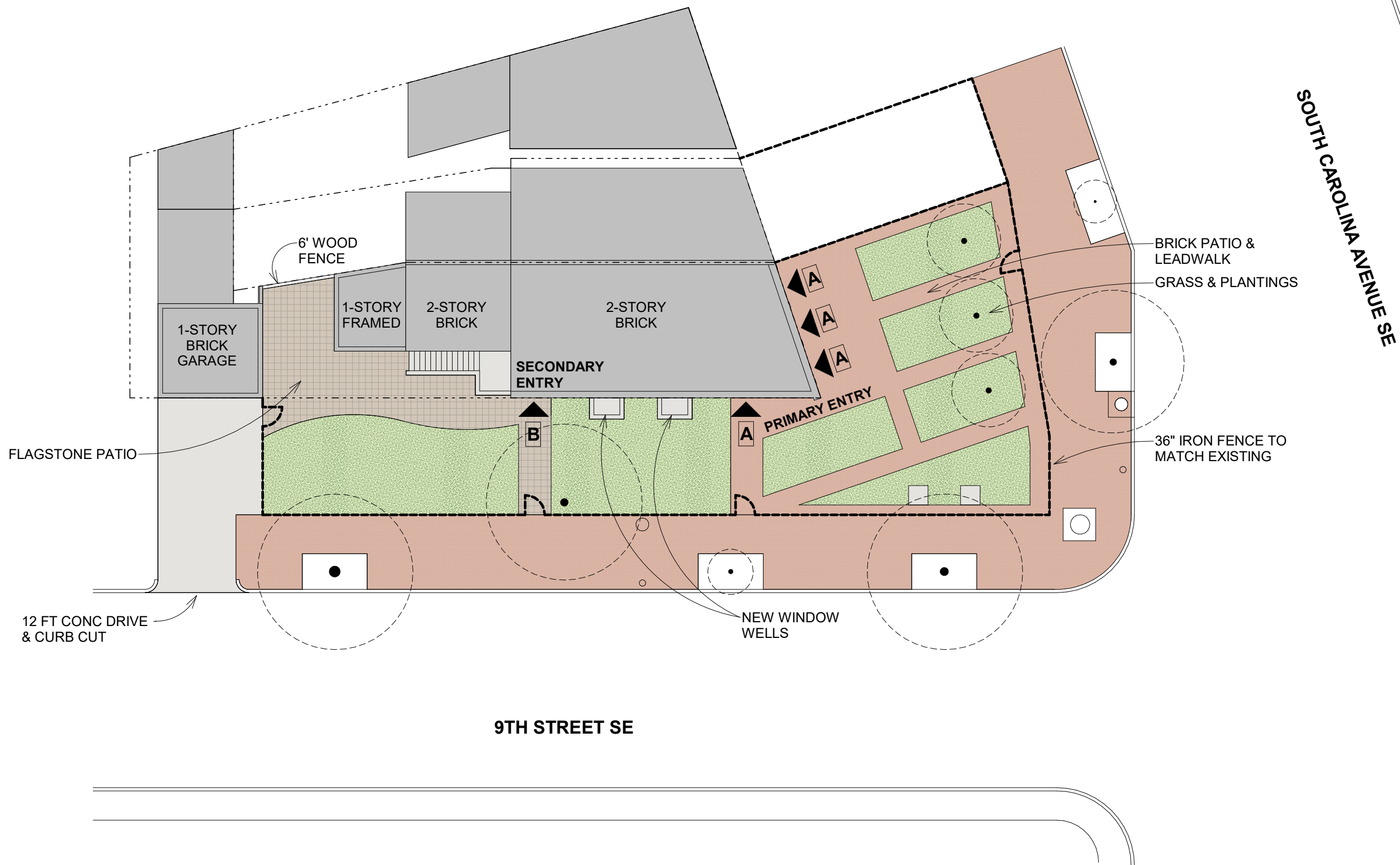
GARAGE AND ONE STORY REAR ADDITION



SIDE ELEVATION OF GARAGE (FACING BACK OF HOUSE)



REAR ELEVATION



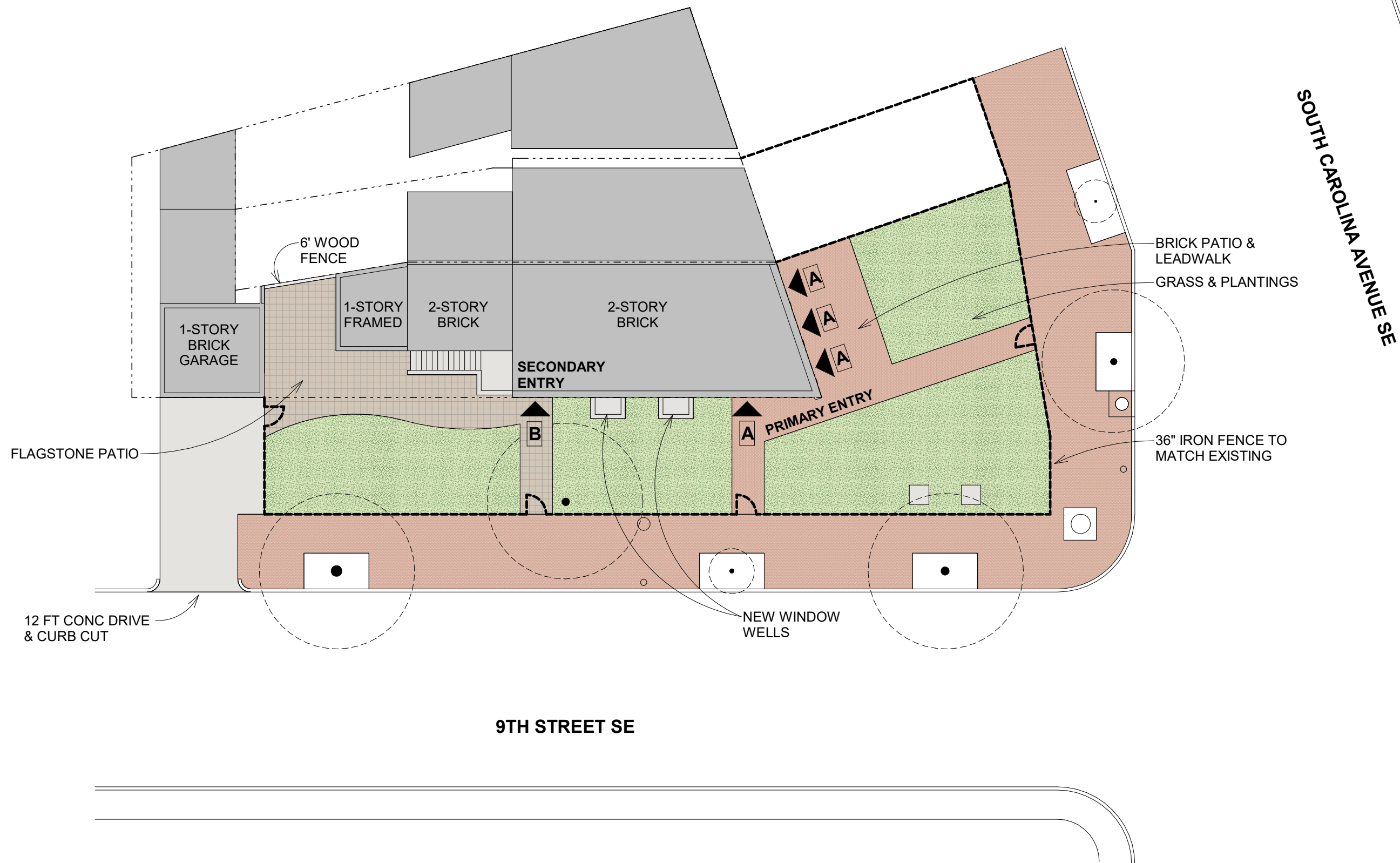
900 S. CAROLINA AVE SE

6/3/2021

SITE PLAN - PROPOSED (SCHEME A)

SCALE: 1/16" = 1'-0"

06-A



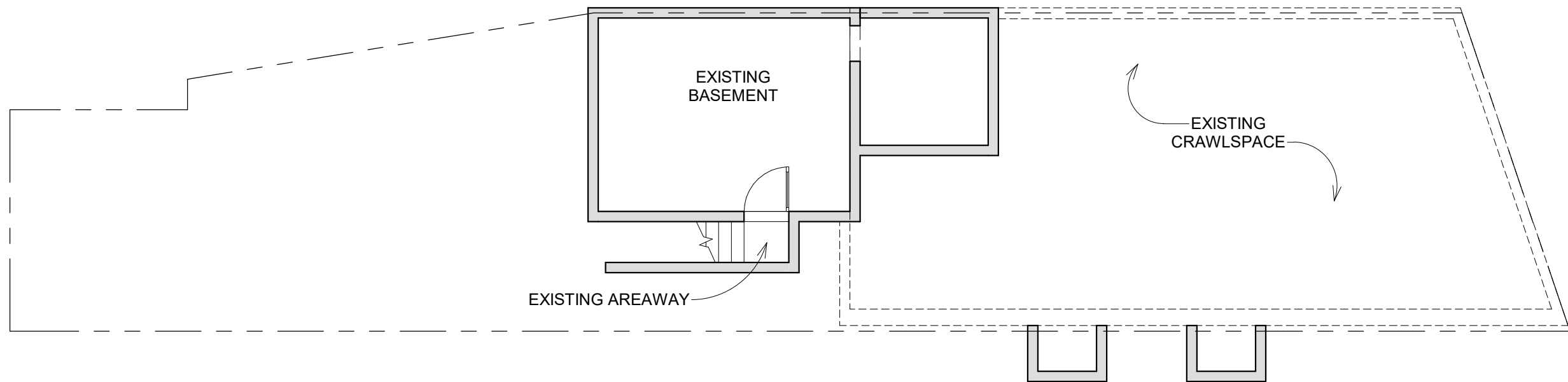
900 S. CAROLINA AVE SE

6/3/2021

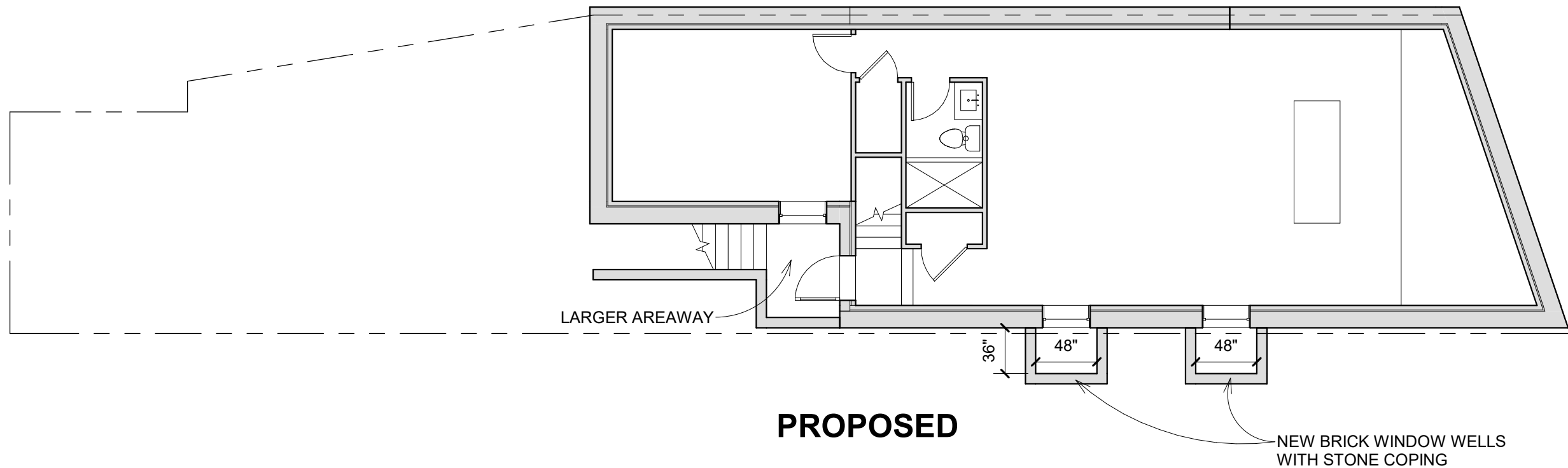
SITE PLAN - PROPOSED (SCHEME B)

SCALE: 1/16" = 1'-0"

06-B

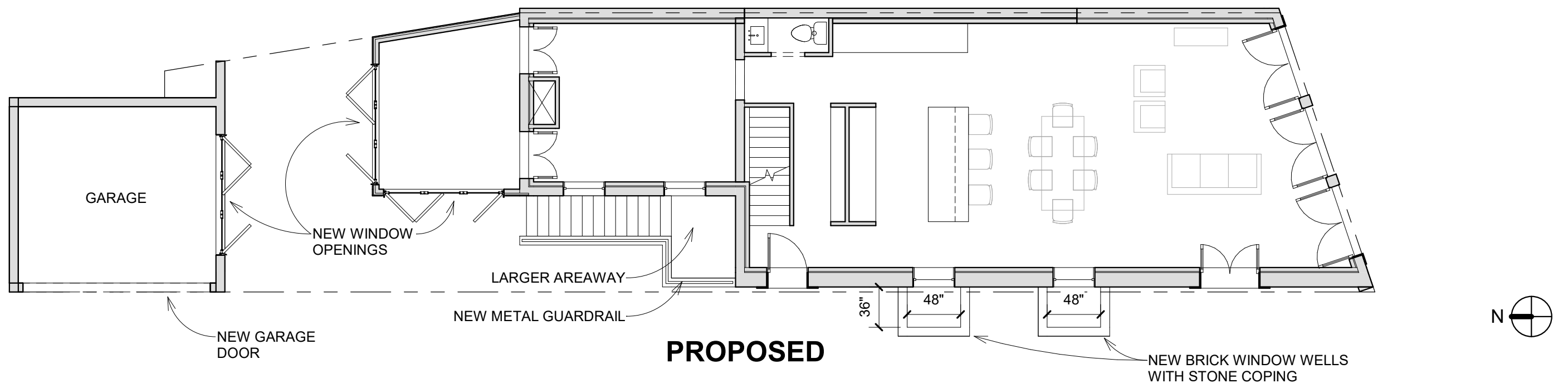
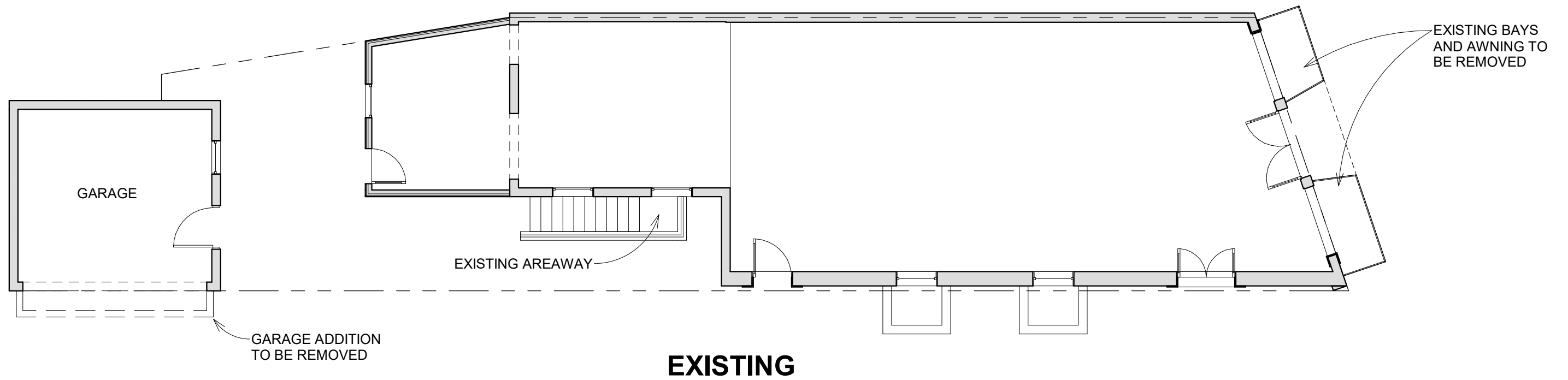


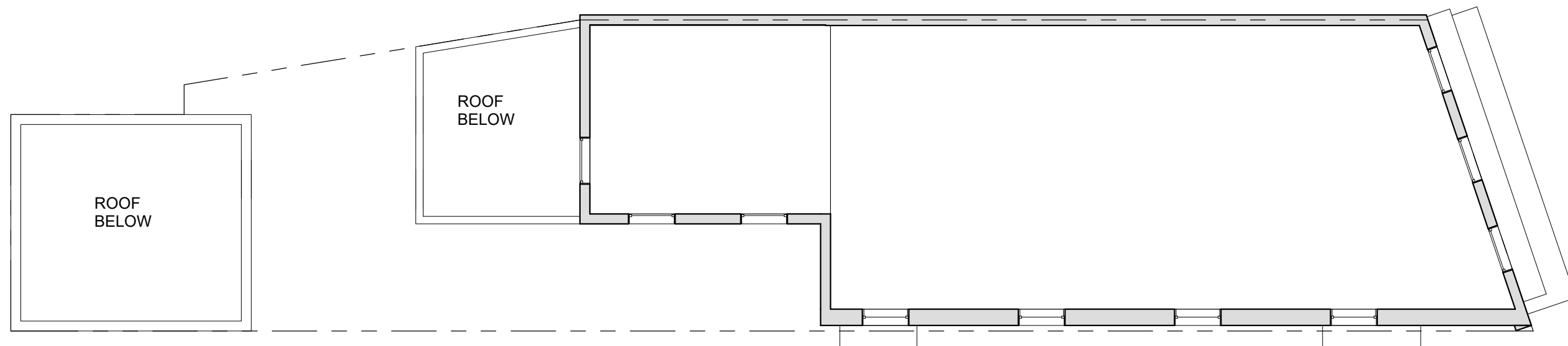
EXISTING



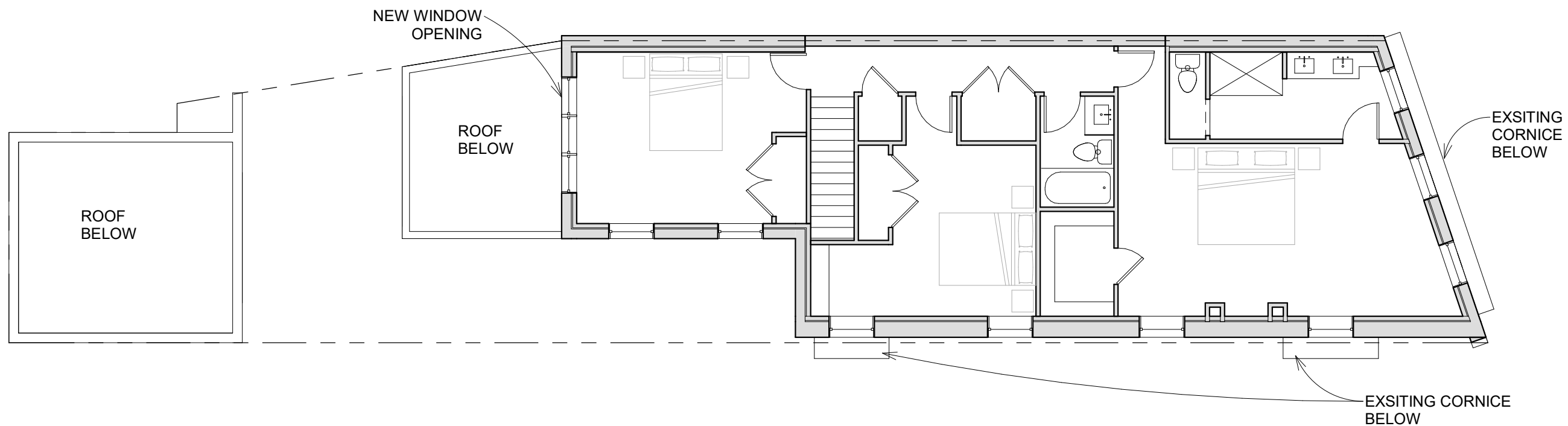
PROPOSED







EXISTING



PROPOSED







900 S. CAROLINA AVE SE

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SIDE ELEVATION

SCALE: 1/8" = 1'

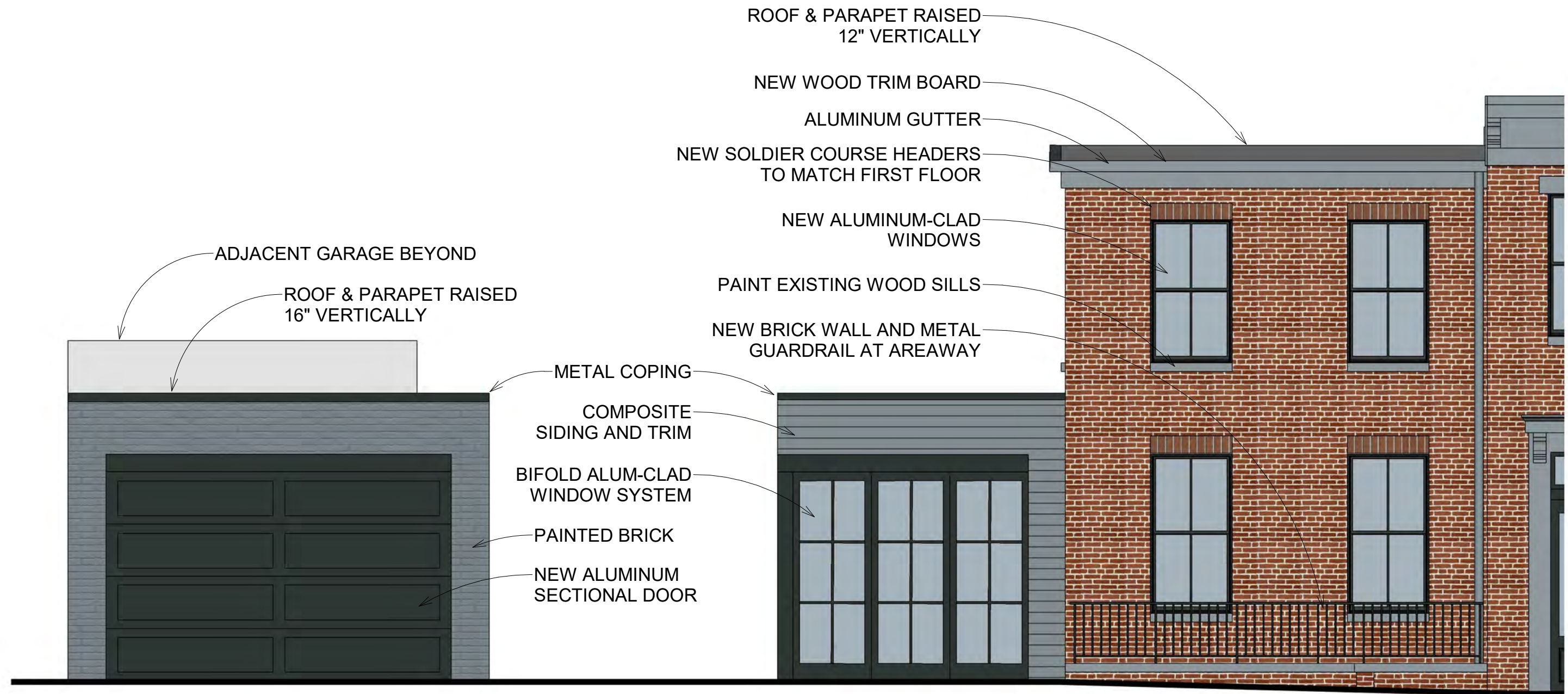


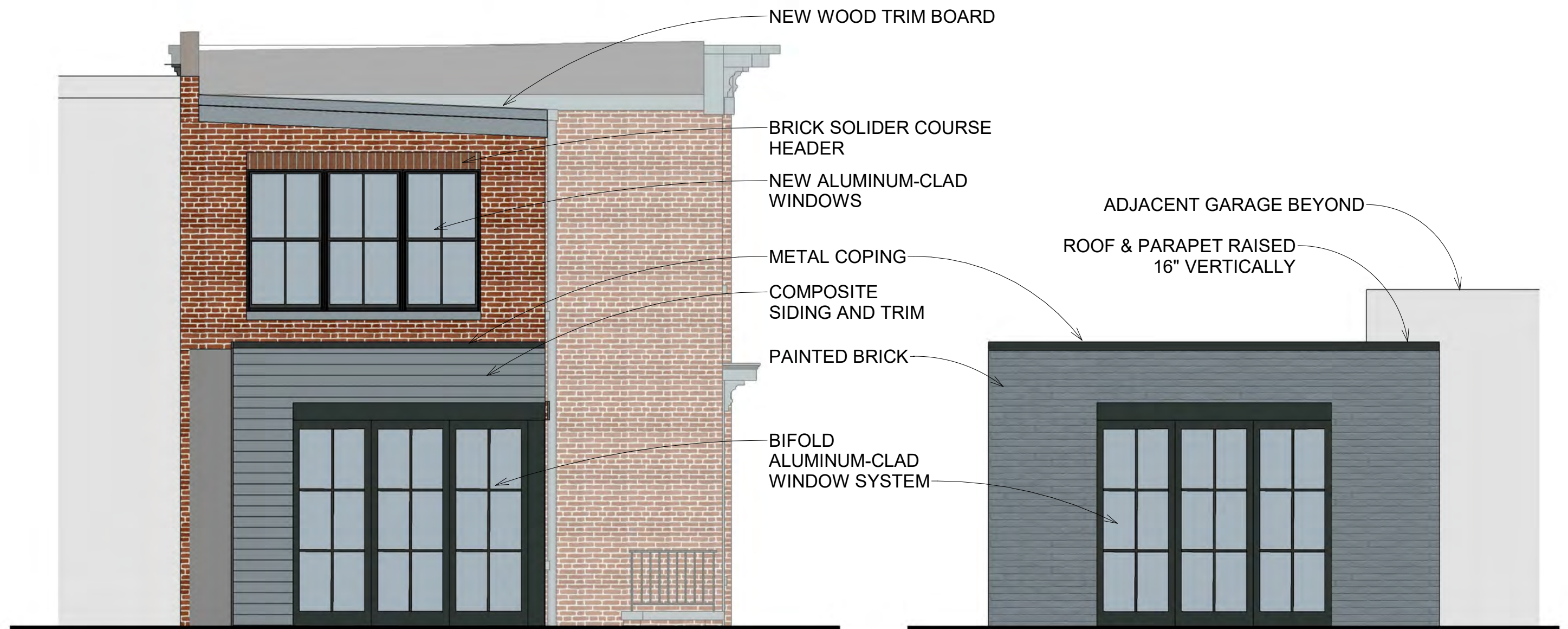
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SIDE ELEVATION - PART A

SCALE: 1/4" = 1'





REAR OF HOUSE
(NORTH ELEVATION)

GARAGE
(SOUTH ELEVATION)

900 S. CAROLINA AVE SE

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REAR ELEVATIONS

SCALE: 1/4" = 1'



EXISTING



PROPOSED

900 S. CAROLINA AVE SE

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PERSPECTIVE VIEW



EXISTING



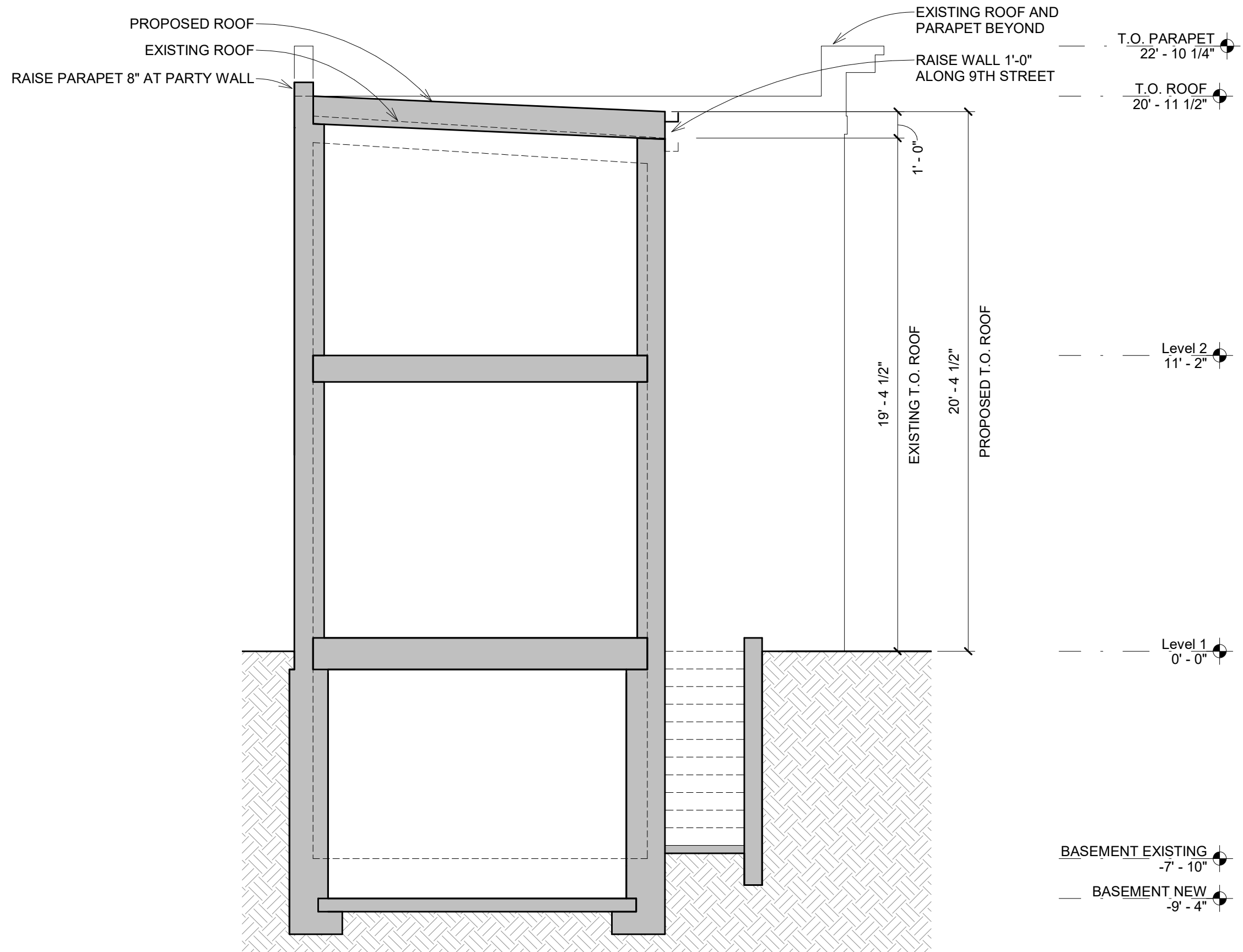
PROPOSED



EXISTING



PROPOSED

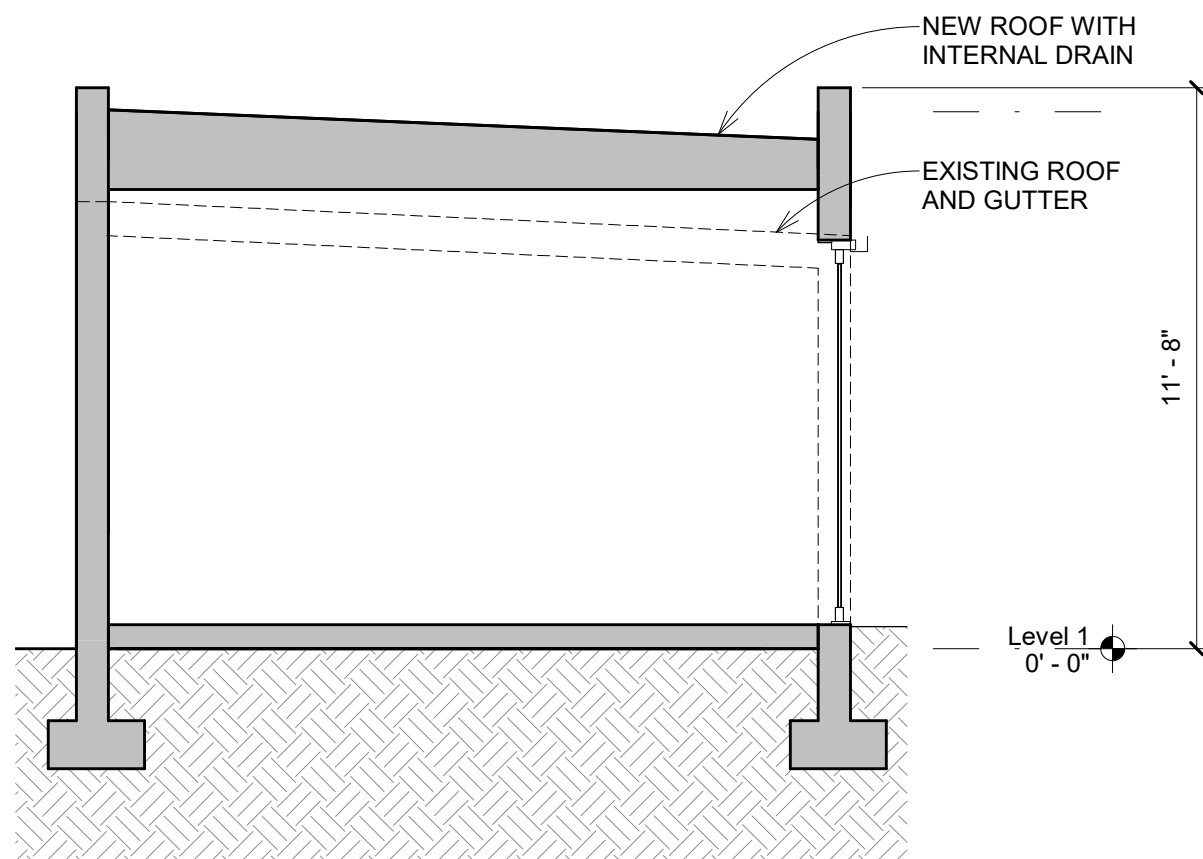


900 S. CAROLINA AVE SE

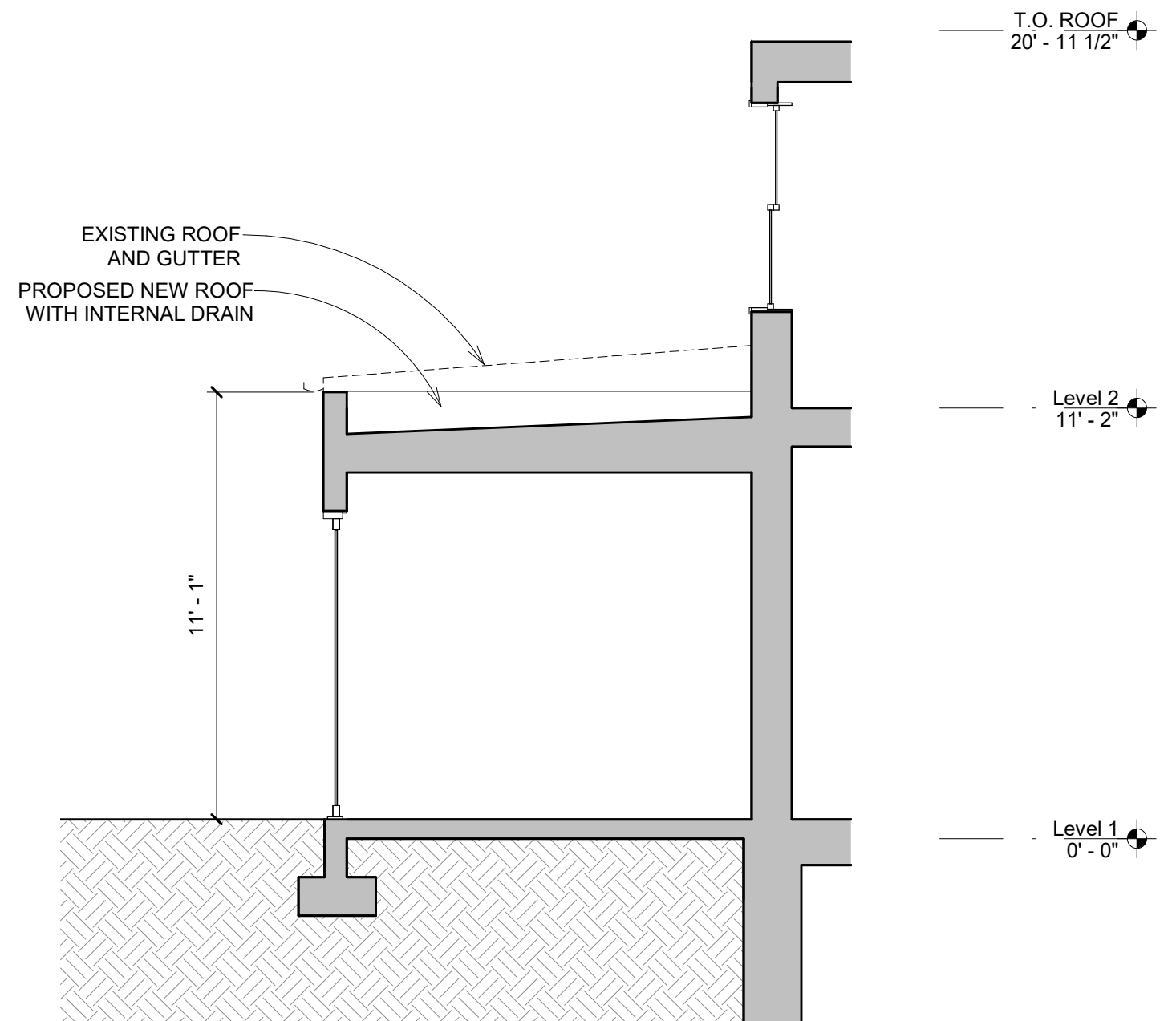
6/3/2021

BUILDING SECTION @ REAR 2-STORY

SCALE: 1/4" = 1'-0"



1-STORY GARAGE



1-STORY ADDITION



RIGHT BAY
BEHIND WINDOW PROJECTIONS
(LEFT BAY SIMILAR)

EVIDENCE OF HINGE FOR
STOREFRONT DOORS
BEHIND ADDED BAYS

EXISTING HINGE

BLOND BRICK (POPULAR IN
THE 1920's - 1940's)

DISTRESSED EDGE
INDICATES EXTERIOR
WEATHERING AND USE AS
A DOORWAY

SIMILAR WEATHERING
HERE

DISCOLORATION OF
STONE SILL CAUSED BY
EXPOSURE TO EXTERIOR
WEATHER & POLLUTION

LIGHTER GRANITE WHERE
DOOR THRESHOLD LIKELY
COVERED THE STONE



CENTER BAY
WHERE CURRENT DOORWAY IS

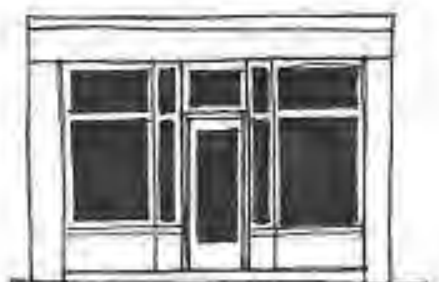
GRAPHIC HISTORY OF STOREFRONTS
BY AMRIT DESIGN



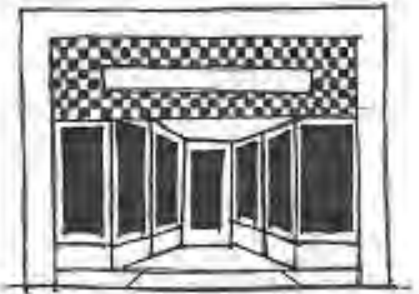
Early to Mid 1800's
Post and Beam Frame
Divided Display Windows
Simple Decoration



Mid to Late 1800's
Boldly Decorated Cornice
Cast Iron Columns
Large Display Windows



Late 1800's to Early 1900
Simple Cornice
Transom Windows
Recessed Entrance

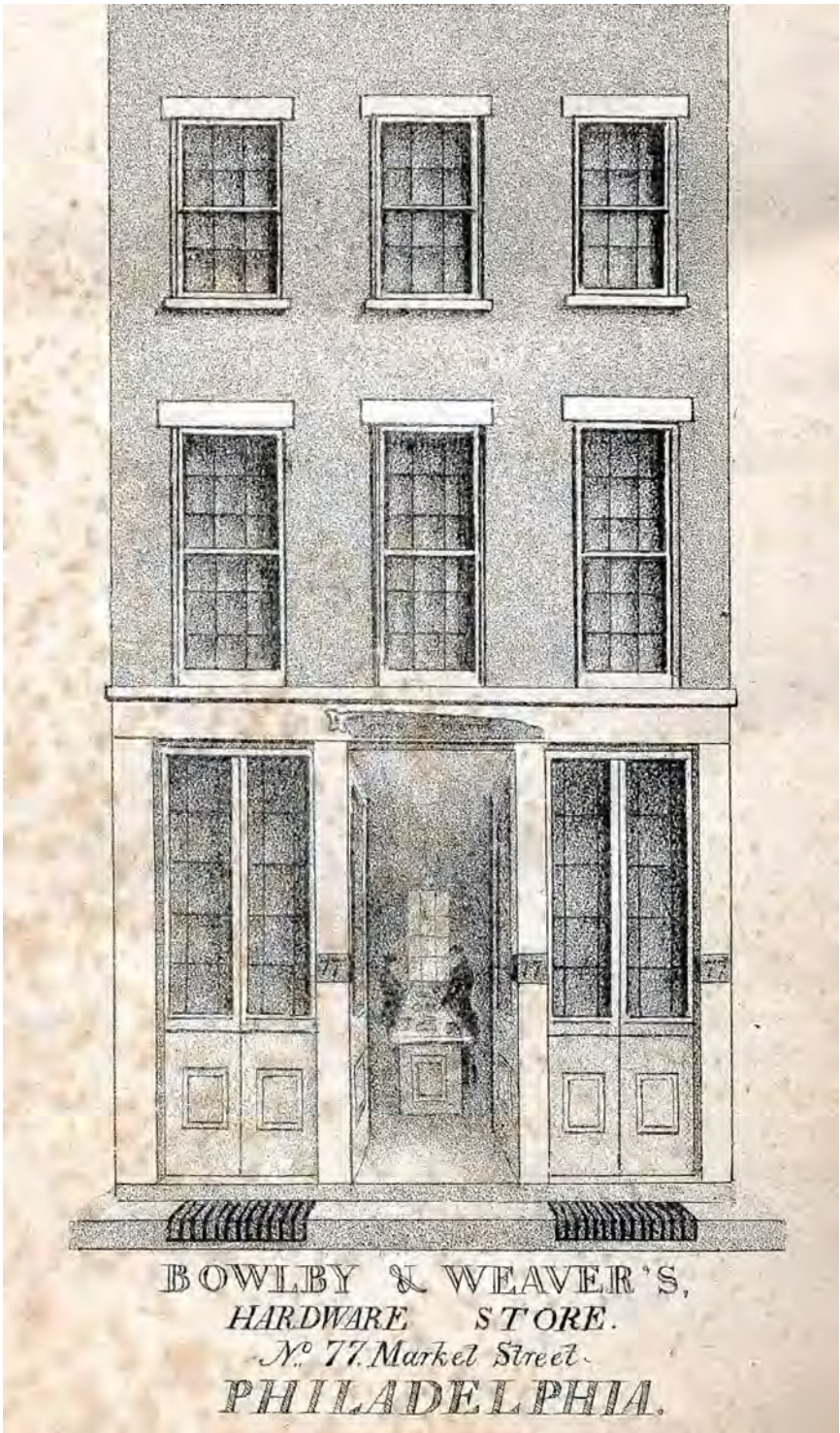


Early 1900's to 1930's
Metal Window Frames
Structural Glass
Recessed Entrance

NOTABLE HISTORIC FEATURES OF THIS BUILDING:



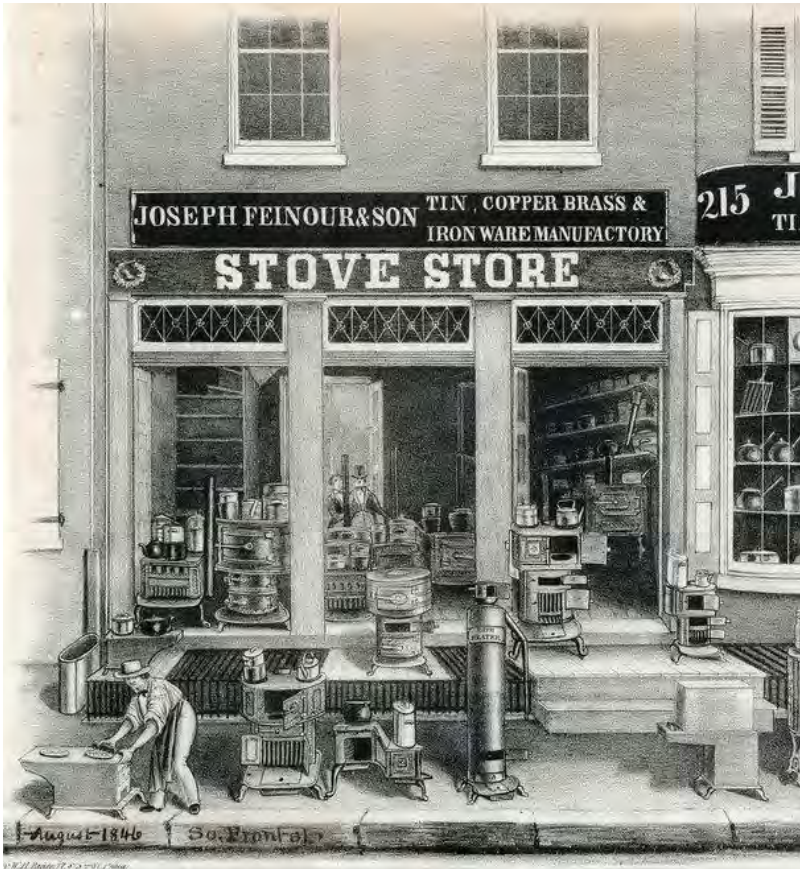
- IT'S A PURPOSE-BUILT CORNER STORE, BUILT IN 1870 FOR A FIRST-FLOOR GROCER AND SECOND-FLOOR RESIDENCE
- POST AND BEAM CONSTRUCTION WITH BOLDLY DECORATED CORNICE
- EXCELLENT EXAMPLE OF PLANAR STOREFRONTS THAT WERE CHARACTERISTIC OF THAT TIME
- EVIDENCE INDICATES THAT EACH OF THE 3 FRONT OPENINGS ORIGINALLY HAD PAIRS OF DOORS
- THE STOREFRONT WRAPS THE CORNER WITH AN ADDITIONAL PAIR OF DOORS FACING 9TH STREET
- THE ORIGINAL 1870 STOREFRONT IS LARGELY INTACT (BEHIND AND ABOVE THE BAY WINDOWS)



77 MARKET STREET PHILADELPHIA

BOWLBY & WEAVER'S HARDWARE STORE

PRINT PUBLISHED IN JAMES MEASE AND THOMAS PORTER'S PICTURE OF PHILADELPHIA FROM 1811 TO 1831: GIVING AN ACCOUNT OF ITS ORIGIN, INCREASE AND IMPROVEMENTS IN ARTS, SCIENCES, MANUFACTURES, COMMERCE AND REVENUE (PHILADELPHIA, 1831).



213-215 SOUTH FRONT STREET, PHILADELPHIA

JOSEPH FEINOUR AND SON STOVE STORE AND JOSEPH FEINOUR'S TIN, COPPER BRASS AND IRON WAREHOUSE.

ADVERTISEMENT FROM 1846



637 INDIANA AVE. WASHINGTON DC (CONSTRUCTED IN 1826)

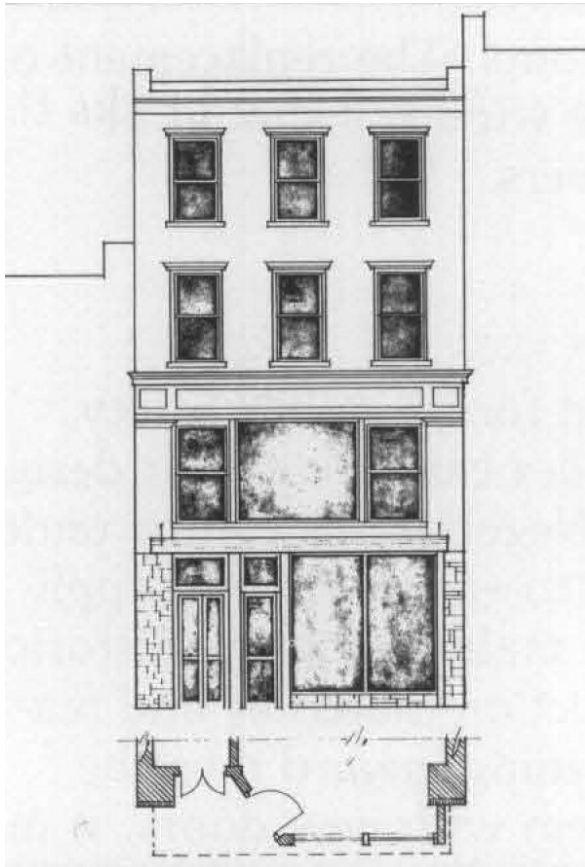
SIGNIFICANCE: THIS BUILDING IS ONE OF WASHINGTON'S OLDEST COMMERCIAL EXTANT STRUCTURES. IT HAS RETAINED NEARLY ALL OF ITS ORIGINAL FEATURES. IT SERVED AS A GROCERY IN THE MIDDLE OF THE 19TH CENTURY. AUCTIONEERS AND FURNITURE DEALERS HAVE SINCE OCCUPIED THE BUILDING.

HISTORIC AMERICAN BUILDINGS SURVEY/HISTORIC AMERICAN ENGINEERING RECORD/HISTORIC AMERICAN LANDSCAPES SURVEY

EXAMPLES FROM "PRESERVATION BRIEF: REHABILITATING HISTORIC STOREFRONTS"
U.S. DEPARTMENT OF THE INTERIOR



"THIS STOREFRONT IN NEW YORK CITY DESIGNED BY RAYMOND LOEWY TYPIFIES THE STREAMLINED LOOK OF THE 1930'S. ADDED TO AN EARLIER BUILDING, THE FRONT UTILIZES GLASS, STAINLESS STEEL, AND NEON TO MAKE A MODERN STATEMENT. THIS IS A GOOD EXAMPLE OF A LATER STOREFRONT WHICH HAS ACQUIRED SIGNIFICANCE AND SHOULD BE RETAINED IN ANY REHABILITATION."



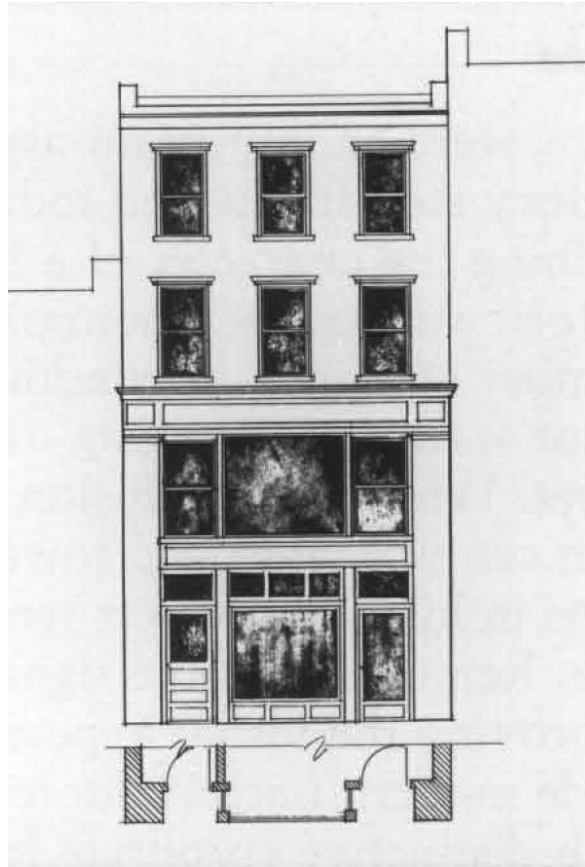
"THIS EXISTING STOREFRONT, ADDED IN THE 1950'S TO A LATE 19TH CENTURY BRICK BUILDING, EXTENDS BEYOND THE PLANE OF THE FACADE; IT DOES NOT CONTRIBUTE TO THE ARCHITECTURAL AND HISTORIC CHARACTER OF THE BUILDING."



"THE DESIGN, DETAILING, AND CHOICE OF MATERIALS ARE CLEARLY INAPPROPRIATE TO THIS COMMERCIAL BUILDING."



"THIS REPLACEMENT DESIGN RETAINS THE 1950'S PROJECTING CANOPY, BUT SYMMETRICAL PLACEMENT OF THE DOORS RELATES WELL TO THE SECOND FLOOR WINDOWS ABOVE; THIS CONTEMPORARY DESIGN IS COMPATABLE WITH THE SCALE AND CHARACTER OF THE BUILDING."



"THIS REPLACEMENT DESIGN ACCURATELY RESTORES THE ORIGINAL APPEARANCE OF THE BUILDING, BASED ON HISTORICAL RESEARCH AND PHYSICAL EVIDENCE"

RESEARCH CONCLUSIONS:

- STOREFRONTS FROM THE TIME THE ORIGINAL STRUCTURE WAS BUILT WERE TYPICALLY PLANAR WITH LARGE DISPLAY WINDOWS RAISED OFF THE GROUND WITH A BULKHEAD.
- THE BAYS WERE ADDED AT A LATER DATE, EXTEND BEYOND THE PLANE OF THE FACADE, AND DO NOT ALIGN WITH ORIGINAL OPENINGS BEHIND OR THE WINDOWS ABOVE.
- THE DESIGN, DETAILING, CHOICE OF MATERIALS, AND GEOMETRY OF THE BAY ADDITION ARE IN CONFLICT WITH THE ORIGINAL HISTORIC CHARACTER OF THE BUILDING.
- THE ORIGINAL PIERS AND OPENINGS ARE IN GOOD SHAPE AND SHOULD BE RESTORED.
- THE PROPOSED DESIGN WILL RESTORE THE HISTORIC PLANAR RELATIONSHIP OF STOREFRONT TO FACADE.

PLANAR POST AN BEAM
FACADE BEYOND IS IN
GOOD CONDITION AND
SHOULD BE RESTORED

BRICK BULKHEADS,
PROJECTING BAYS, ART
DECO DETAILING, AND
RECESSED ENTRANCE
DETRACT FROM THE
ARCHITECTURAL AND
HISTORIC CHARACTER

BAYS ARE NOT
SYMMETRIC AND LEFT
BAY DOES NOT ALIGN
WITH THE ORIGINAL
OPENING BEHIND



CURRENT FRONT FACADE



PROPOSED FRONT FACADE