

**DISTRICT OF COLUMBIA OFFICE OF PROPERTY MANAGEMENT**  
**EASTERN MARKET – REHABILITATION**  
225 7<sup>th</sup> Street, SE  
Washington, D.C.

**Delegated Action of the Executive Director**

September 27, 2007

Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and 40 U.S.C. § 8722(b)(1), I approve final site and building plans for the reconstruction of the roof and windows at Eastern Market at 225 7<sup>th</sup> Street, SE, Washington, D.C., as shown on NCPC Map File No. 41.00(38.00)42384.

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The D.C. Office of Property Management has submitted preliminary and final site and building plans for the reconstruction of the roof and windows of Eastern Market, which suffered a devastating fire on April 30, 2007. The proposed reconstruction of the roof and windows were the subject of a concept plan approved by the Executive Director by delegation at the Commission's July 2007 meeting. The elements in the current submission were part of that more comprehensive conceptual submission. The remaining elements will be submitted for preliminary and final review at a later date.

The roof, which was damaged beyond repair by the fire, will be reconstructed. The roof will be clad with slate shingles. Missing roof elements such as the decorative acroteria will be replicated and installed. Continuous ridge skylights, as proposed in the previous submission, will be constructed along both faces of the roof at the ridge. Skylights were shown on Adolph Cluss's plans but the earliest photograph (1886) indicates that they either were not constructed or were covered soon after the building opened. The iron frames for the skylights were extant on the interior of the roof.

The fire also caused considerable damage to the windows. Some of the window sashes had been replaced in an earlier rehabilitation in the 1970s. After the fire, only two original sashes remain in salvageable condition. The windows will be repaired where possible and replaced to match

those that burned where not possible. Single glass panes with a light bronze tinted glass will be used, rather than the translucent, frosted glass previous proposed. The potential for food spoilage is the reason for using a tinted glass. The windows that burned consisted of Lexan panes that were translucent after years of wear. The materials will be reviewed in the field before final selection.

After review of the plans by the D.C. Historic Preservation Review Board, the staff of the Historic Preservation Division (DC SHPO) has continued to review specifications for the proposed work and has approved the current submission, with the condition that materials be submitted for final review by the staff. The Commission of Fine Arts has also completed its review and has approved the plans.

Eastern Market, designed by Adolph Cluss and completed in 1873 during Alexander Shepherd's tenure, (and with a 1908 north hall addition designed by city architect Snowden Ashford), is a historically and architecturally significant public building. It illustrates and reflects the growth of the District of Columbia after the Civil War into a modern urban center. Originally serving the shopping needs of residents living in the eastern portion of the city, the market is a rare survivor that is known throughout the city and region. On the original 1964 landmark list for the District of Columbia, the building is listed in the District of Columbia Inventory of Historic Sites for both its exterior and its interior significance, and is listed in the National Register of Historic Places. A 1994 amendment to the earlier nomination incorporated updated research about the interior of the building.

A concept for the rehabilitation of the market had already been approved (in Spring and Summer 2006) with further review planned, when the market burned in an electrical fire on April 30, 2007. The project architect is Quinn Evans Architects. The market's reopening date is anticipated for 2009.

The project was previously coordinated by the Coordinating Committee on June 13, 2007. NCPC staff has determined that because the project is a District agency project proposal outside the Central Area of the District of Columbia, the Commission does not have an independent NEPA responsibility or Section 106 process obligation, in accordance with NCPC's Environmental and Historic Preservation Policies and Procedures.

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Marcel C. Acosta  
Acting Executive Director