
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1418 9th Street NW	<input type="checkbox"/> Agenda
Landmark/District:	Shaw Historic District	<input checked="" type="checkbox"/> Consent Calendar
ANC:	2F	<input type="checkbox"/> Denial Calendar
		<input checked="" type="checkbox"/> Concept Review
Meeting Date:	April 4, 2013	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	#13-207	<input type="checkbox"/> New Construction
Staff Reviewer:	Brendan Meyer	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The applicant, owner Steve Kalifa, seeks concept approval for a new three-story rear addition to 1418 9th Street NW which is a contributing property in the Shaw Historic District. Plans were prepared by Architectural Solutions LLC.

Property Description and Context

The subject property is in a row of attached, two- and three-story brick buildings dating from the 1870s. No building permit records exist for 1418 9th Street, but its flat brick façade, tall window and door proportions, and bracketed wood cornice and matching door hood are indicative of the period between the Civil War and Victorian era. There is a two-story dog-leg wing at the rear. The alley is a utilitarian collection of two- and three-story rear additions, with a modern three-story addition next door at 1416 9th Street that was approved by HPO in 2006.

Proposal

The rear addition will copy the addition at 1416 9th Street NW in terms of dimension, material, roof type and exterior fire stair. The existing dog-leg will be demolished to make way for the 18 foot wide and 25 foot deep three-story addition. The height of the addition will match the height of the existing rear wall at the top of the third floor. The CMU construction will be covered in a cement stucco parging.

Evaluation

The rear addition is a straight forward concept compatible with typical rear elevation and alley conditions in the Shaw Historic District. The demolished dog-leg is a simple and unornamented wing and not a character-defining feature of 1418 9th Street NW. Its loss should not be considered substantial demolition (DCMR 10, Section 305.1(d)). The rear addition itself does not include any components—rooftop decks, stair overruns, stories in excess of the front part of the house, etc.—which tend to complicate the question of compatibility when it comes to rear additions.

Recommendation

The HPO recommends that the Review Board find the three-story rear addition at 1418 9th Street NW compatible with the character of the Shaw Historic District and consistent with the purposes of the preservation act.