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

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Property Address:	<b>1126 9<sup>th</sup> Street, NW</b>	Agenda
Landmark/District:	<b>Shaw Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>October 25, 2018</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>18-622</b>	<b>X</b> Alteration
Staff Reviewer:	<b>Steve Callcott</b>	<b>X</b> New Construction
		Demolition
		Subdivision

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1126 9<sup>th</sup> Street LLC, with plans prepared by Peter Fillat Architects, seeks conceptual design review for construction of an apartment building on a T-shaped lot that has frontage on 9<sup>th</sup> and M streets in the Shaw Historic District.

**Property Description**

The M Street portion of the lot is vacant. It abuts a three-story-with-raised-basement 1870s (contributing) rowhouse on the corner and an eleven-story apartment building on the east that was reviewed and approved by the HPRB since the designation of the historic district.

The 9<sup>th</sup> Street portion of the lot is occupied by a two-story brick structure constructed in 1925 as a retail building with an apartment above. The first floor of the building extends roughly 100' into the 138' deep lot and is topped with four large skylights; the second floor is only 32' deep. While not architecturally extraordinary, the building retains a remarkable degree of integrity inside and out.

1126 is flanked by modest one-story contributing buildings on each side – 1124 was built in 1920 and the unusually small (25' wide x 20' deep) building at 1128 was built in 1917.

**Proposal**

The project calls for new construction that would retain and be internally connected to 1126. The addition would be composed of two masses -- a five-story block facing M Street and a six-story (with penthouse) block above and behind 1126. The M Street block would have a symmetrical elevation composed of two four-story oriels bays above the ground level entrance. The 9<sup>th</sup> Street block would have a three-story oriel bay centered above and set back from the façade of 1126.

The front, two-story portion of the historic building would be retained in its entirety, while a portion of the one-story retail/shop space rear wing would be modified for insertion of the new construction above. The distinctive metal skylights in the shop space would be reused on the two-story portion of the building.

**Project Background**

The Board reviewed and approved a similar concept design for this project in 2015 (HPA 15-487), which was subsequently approved as a PUD by the Zoning Commission in 2016 (ZC 15-32). The most substantive difference between the previous and current concept is the height of the 9<sup>th</sup> Street

block has been reduced from nine stories to six. The current project is a modification to the PUD and was recently approved by the Zoning Commission (ZC 15-32A).

### **Evaluation**

As was determined by the Board in 2015, the height, massing and general architectural direction of the M Street portion of the building is compatible with its context of rowhouses and apartment buildings. The symmetrical composition, centered entrance and scale of the projecting bays are features that are compatible with small-scale apartment buildings in the Shaw Historic District.

In its review of the 9<sup>th</sup> Street portion of the proposal in 2015, the Board acknowledged that the setback of the new construction behind 1126 is somewhat less than is typically found compatible, but that in this instance the approach provided needed modulation and relief from the long elevation presented by the hotel project to the south, where setting back the same amount as the hotel could result in a canyon-like wall. As well, the setback has the benefit of pulling the new construction away from the adjoining apartment building to the west and reduces the extent to which windows in that building would be blocked. The reduction in height of the 9<sup>th</sup> Street portion of the building is an improvement in its compatibility with the lower scaled historic buildings on the block.

### **Recommendation**

*The HPO recommends that the Review Board approve the revised concept as compatible with the character of the Shaw Historic District and delegate final approval to staff.*