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

Property Address:	1250 9th Street NW	<input checked="" type="checkbox"/> Agenda
Landmark/District:	Shaw Historic District, Blagden Alley/Naylor Court Historic District	<input type="checkbox"/> Consent Calendar
ANC:	2F	<input type="checkbox"/> Denial Calendar
Meeting Date:	May 31, 2012	<input checked="" type="checkbox"/> Concept Review
H.P.A. Number:	#12-301	<input checked="" type="checkbox"/> Alteration
Staff Reviewer:	Brendan Meyer	<input checked="" type="checkbox"/> New Construction
		<input checked="" type="checkbox"/> Demolition
		<input checked="" type="checkbox"/> Subdivision

The applicant, owner CAS Riegler and CityInterests, seeks continued concept review for a new five-story with penthouse, multi-unit residential building with a commercial ground floor. The new construction will surround and be built partially on top of an existing apartment building at 1250 9th Street NW which is a contributing property in both the Shaw and Blagden Alley/Naylor Court Historic Districts. Plans were prepared by PGN Architects, PLLC.

The Board first reviewed this concept design in May and approved the general design but directed the applicant to develop plans and renderings that clearly illustrated the size and visibility of the penthouse structures and the extent of demolition of the existing apartment building.

Property Description and Context

The project site will join two lots at the southwest corner of 9th and N Streets NW. The one contributing building on the site is a three-story brick colonial revival apartment building built in 1923 and designed by Upman & Adams. The original T-shaped plan and ground floor have been highly altered by a circa 1950 large brick and CMU rear addition.

Proposal and Evaluation

The penthouses have been reduced in size and are now shown clearly in the renderings. The previous concept included separated private penthouse rooms and terraces for several apartment units. These rooms and terraces have been removed and simplified into a single, smaller communal layout. Street perspectives show that only slivers of the penthouses will be visible from the south, east or north and insignificantly blend into the background of the overall composition.

The extent of demolition to the 1923 apartment building has been clarified with more specific plans, and the floor plans for the new apartment units reconfigured to retain more of the building's exterior walls. The walls would remain exposed and be featured within several of the units.

Recommendation

The HPO recommends that the Board:

- *find the revised concept for the proposed five-story building to be compatible with the historic district, and*
- *delegate final approval to staff.*