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

Property Address:	1209 10th Street NW	<input type="checkbox"/> Agenda
Landmark/District:	Blagden Alley-Naylor Court Hist. District	<input checked="" type="checkbox"/> Consent Calendar
ANC:	2C	<input type="checkbox"/> Denial Calendar
		<input checked="" type="checkbox"/> Concept Review
Meeting Date:	June 4, 2015	<input type="checkbox"/> Alteration
H.P.A. Number:	#15-259	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Brendan Meyer	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The applicant, architect Suzane Reatig, seeks renewal of a concept design approved by the Board in 2005 for a new three-story, two-unit rowhouse at 1209 10th Street NW in the Blagden Alley-Naylor Court Historic District. The site is vacant and adjacent to a two-story frame house on the north and an entrance into Blagden Alley on the south. Plans were prepared by Suzane Reatig Architecture.

Property Description and Context

This block of 10th Street exhibits a variety of building forms and styles that has not significantly changed since the original review of this concept. Vernacular, Italianate and Victorian 19th century rowhouses ranging from small to grand scale are intermixed with early 20th century apartment buildings. The most significant change to the surrounding context is the adjacent project at 1211 10th Street where side and rear additions are being constructed and a new blank party wall has been erected.

Project Summary

The concept design has not been changed from the concept approved in 2005. In 2005 the Board advised a small masonry unit to match the scale of masonry in the surrounding historic district and a front stair of some architectural prominence. Those items remain in the concept. The glazed corner at the alley is original to the 2005 concept and in fact foreshadowed a similar design element recently approved by the Board around the corner at 925 M Street.¹

Evaluation

The purpose of renewing concept approvals which expire before a building permit is secured is to give the Board an opportunity to consider if the context of a project has changed in a way that might impact the evaluation of the compatibility of the design.² While ten years since the original concept approval is unusually long, the context of the project has not significantly changed.

Recommendation

The HPO recommends that the Review Board renew the concept for a 3-story, 2-unit rowhouse at 1209 10th Street NW and that final approval be delegated to Staff.

¹ 925 M Street NW, HPA #14-716, December 2014

² DCMR 10C, Section 332, Conditions of Approval.