

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

Property Address:	1318 9th Street NW	<input checked="" type="checkbox"/> Agenda
Landmark/District:	Blagden Alley/Naylor Court Historic District Shaw Historic District	<input type="checkbox"/> Consent Calendar
		<input type="checkbox"/> Denial Calendar
		<input checked="" type="checkbox"/> Concept Review
		<input type="checkbox"/> Permit
Meeting Date:	October 1, 2020	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	#20-309	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The applicant, Catarina Ferreira, AIA, on behalf of 1318 9th Street NW LLC, seeks continuing conceptual review to add third and fourth floors to a two-story commercial building at 1318 9th Street NW in the Blagden Alley/Naylor Court Historic District. Plans were prepared by Architectural. At the June 2020 meeting the Board advised the applicant to revise the dimensions of the fourth floor and return to the board for further review.

Property Description and Context

From the June, 2020 staff report, “1318 9th Street NW is a contributing building in the historic district consisting of several periods of construction that has resulted in a two-story building occupying the entire lot. The brick front-façade is a modest arrangement of fenestration and ornament built in 1926. It’s original projecting storefront is missing. At the rear of the lot is a two-story brick accessory building which may date prior to 1873 and has been altered several times. The property is surrounded by notable buildings. To the north at 1320 is the remnant half of a larger house dating to about 1860 which still exhibits its curious gable roof form to the street. To the south at 1316 9th Street is a building architecturally similar to 1318 which received third and fourth floor additions in 2009.¹ Across the alley to the west is a large two-story commercial stable first built in 1883 and renovated in 1912 by Snowden Ashford when it was used by city’s street cleaning department for its fleet of horses and carts.”

Project Revisions

The applicant has reduced the height of the fourth-floor addition and at the rear has increased the setback away from the alley. The rear elevation of the fourth floor has been revised with a flat façade to eliminate the deep shadowed overhang. The rear elevation has been revised so that its increase in height is small to align with the alley building to the north.

Evaluation and Recommendation

Revisions to the concept are positive and by decreasing the height and increasing the setback they have reduced the visibility of the concept in general. The best improvement is the treatment of the historic façade on the alley because the concept no longer proposes a dramatic change to the height for the alley building. However, the roof structure proposed for the alley building produces a short and bulky overhang that is incompatible with the roof types of the historic alley.

¹ HPA 08-112

This roof should terminate behind the masonry and the top of the wall should have a simple course of corbeled brick. Lastly, the Board should seek assurance from the applicant that the black wall surfaces in the renderings signify paint color and not brick color. The historic alley building is painted brick and any alterations to the wall should be done in brick that matches the color and dimension of the original masonry.

Recommendation

The HPO recommends that the Review Board find the concept for the new third-floor and fourth-floor additions to 1318 9th Street NW and the alterations to the alley building, to be compatible with the character of the historic district, and delegate final approval to Staff.

Staff contact: Brendan Meyer