

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

Property Address:	<b>1322 9<sup>th</sup> Street NW</b>	<input checked="" type="checkbox"/> Agenda
Landmark/District:	<b>Blagden Alley/Naylor Court Historic District Shaw Historic District</b>	<input type="checkbox"/> Consent Calendar
		<input type="checkbox"/> Denial Calendar
		<input checked="" type="checkbox"/> Concept Review
		<input type="checkbox"/> Permit
Meeting Date:	<b>April 27, 2023</b>	<input type="checkbox"/> Alteration
H.P.A. Number:	<b>#23-221</b>	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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The applicant, Kalida Development Group LLC, owner of 1322 9<sup>th</sup> Street NW, seeks continuing conceptual design review to build a new four-story plus partial fifth-story penthouse building in the Blagden Alley-Naylor Court Historic District and Shaw Historic District. Plans were prepared by Architextual.

**Property Description and Context**

Blagden Alley and Naylor Court Historic District was designated in 1990 as a significant example of 19<sup>th</sup> century working class housing, its association with the early 20<sup>th</sup> century social reform movement, and substantial archaeological potential.

At the rear of the lot is a mid-19<sup>th</sup> century stable that was the subject of Board review which resulted in restoration of the stable rather than demolition.<sup>1</sup> The building to the south was originally built as an early 19<sup>th</sup> century rural villa and its side gable roof form is still visible. When it was converted to commercial use a front addition brought the building to the street. To the north is a pair of rowhouses which are typical of this block of two- and three-story buildings on 9<sup>th</sup> Street. To the south are small commercial buildings with frame and glass storefront projections and long bands of transom windows. At the alley, the adjacent property is one of the last surviving alley houses of the historic district.

**Project Review and Revisions**

At the March meeting the Board was generally supportive of the height and size of the proposed concept and agreed that a massing which utilizes projecting bays is a compatible direction for the front facade. The Board's deliberation focused on the complex arrangement and shapes of bays and recommended that they be revised to simplify the overall facade composition.

The revised concept shows that the front façade bays have been rearranged into four columns of matching rectangular projecting bays. The rightmost bay on the north end is the only one to sit at grade while the other three begin at the second floor above a simplified projecting storefront. The common height of all bays aligns with the cornice of the historic buildings to the north. The bays and front wall are rendered in fiber cement which replicates smooth metal cladding for the bays and smooth and vertically tooled masonry-like surfaces for the wall.

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<sup>1</sup> HPA #13-091 and HPA 13-322, January and June 2013

**Evaluation and Recommendation**

The revisions positively respond to the Board's recommendations for the front façade. The bays of the front façade have been edited into a single repeated form that produces a rhythm and scale compatible with the historic district. Also, the fiber cement materials have been selected to give the appearance of metal oriels on a stone façade which is a composition frequently found in historic districts of this time period. Staff will work directly with the applicant during the planning and permitting stages of the project to coordinate a subsurface survey of the archaeological resources expected to be found.

**Recommendation**

*The HPO recommends that the Review Board find the concept for a five-story plus penthouse new building at 1322 9<sup>th</sup> Street NW to be compatible with the character of the historic district, and delegate final review and archaeological survey requirements to Staff.*

*Staff contacts: Brendan Meyer and Ruth Troccoli*