

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

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| Property Address: | 1806 9th Street NW | Agenda |
| Landmark/District: | U Street Historic District | X Consent Calendar |
| Meeting Date: | March 24, 2015 | X Concept Review |
| H.P.A. Number: | 16-200 | New Construction |
| Staff Reviewer: | Anne Brockett | X Alteration |

On behalf of 1806 9th Street LLC, Jim Foster of Arcadia Design seeks the Board's review of a concept to infill the dogleg and add to the rear of this property in the U Street Historic District. The property was designed along with 1808 and 1810 9th Street to the north by architect William B. Gray in 1895. To the south, the building abuts the very shallow rear yards of the houses facing S Street, whose rear walls are only about 8' from the side wall of the subject property.

Project Description

The project proposes to remove the rear and north side walls of the ell, infill the dogleg, and rebuild the rear wall as a largely glazed plane set back 3 feet from its current location. The party walls will continue to project their same depth in order to fire rate the building and allow the expanses of glass that are proposed. The existing third story will be extended over a portion of the ell with a roof deck occupying the remainder. Exterior steps will provide access to another deck atop the third floor.

Evaluation

In response to HPO comments, the proposal has been significantly redesigned and now presents the compatible massing, scale, and orientation that were lacking in the initial submission. The overall length of the building will not increase; the third floor addition is minimal in size and is neither visible from the front nor overwhelming at the alley.

The proposal is still conceptual in its details and the roof decks may need to be adjusted to ensure non-visibility. The sloping parapet along the south wall should remain with a new parapet or railing added as far back as possible to eliminate or reduce visibility down the narrow passageway on the south side. It may be possible to reduce the parapets on the north side as well, which would minimize their minor impact on the alley.

The proposal calls for locating the electric meters in a small new areaway under the front steps. Should this placement not be acceptable for code purposes, the meters *must* be located inside or on the rear.

During the construction, the HPO strongly encourages the removal of aluminum siding along a portion of the south wall and repair to the bricks beneath, as needed.

Recommendation

The HPO recommends that the Board find the concept compatible with the character of the U Street Historic District and consistent with the purposes of the Act and to delegate final approval to staff.