

Exhibit 9

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB AGENDA
September 24 and October 1, 2015

The Historic Preservation Review Board will meet to consider the following items on September 24 and October 1, 2015. The meetings will begin at 9:00 am at 441 4th Street NW in Room 220 South. Applicants and those interested in testifying should arrive at least fifteen minutes prior to the assigned time for the case.

SEPTEMBER 24 MEETING

CONSENT CALENDAR

ANACOSTIA HISTORIC DISTRICT

- A. 1350 Valley Place SE, HPA 14-667, revised concept/new two-story frame house and subdivision
- B. 1337 Maple View Place SE, HPA 15-323, concept/new two-story frame house

BLAGDEN ALLEY/NAYLOR COURT HISTORIC DISTRICT

- C. 1317 Naylor Court NW, HPA 15-576, concept/one story addition atop commercial garage

CAPITOL HILL HISTORIC DISTRICT

- D. 209 C Street SE, HPA 15-503, concept/roof addition
- E. 160 North Carolina Ave SE, HPA 15-578, concept/attic expansion
- F. 705 North Carolina Ave SE, HPA 15-580, concept/rear addition
- G. 525 A Street NE, HPA 15-502, concept/new ramp for accessibility
- H. 401 11th Street SE, HPA 15-498, concept/new carriage house

DUPONT CIRCLE HISTORIC DISTRICT

- I. 1315 22nd Street NW, HPA 15-574, two-story rear addition

14TH STREET HISTORIC DISTRICT

- J. 12-Rear Logan Circle, NW, HPA 15-583, new construction/two-story garage and alley dwelling

U STREET HISTORIC DISTRICT

- K. 1913 11th Street NW, HPA 15-516, rear addition
- L. 2233 13th Street NW, HPA 15-483, concept/rear three-story addition
- M. 1508 Caroline Street NW, HPA 15-582, concept/rear addition, roof deck and stair

WASHINGTON HEIGHTS HISTORIC DISTRICT

- N. 2001 18th Street NW, 1771 U Street NW, HPA 15-489, concept/roof and rear additions

AGENDA

DESIGNATION HEARING

- 1. 9:15 – 10:15 Dr. Ernest Hadley House, 4304 Forest Lane NW, Case 15-17 and HPA 15-530, raze *[to be heard only if designated]*

ANACOSTIA HISTORIC DISTRICT

2. 10:15 – 11:00 2204-2206 Martin Luther King Jr. Avenue SE, HPA 15-463, revised concept/new three-story building including two-story addition atop one-story commercial building
3. 11:00 – 12:00 2001-2027 Martin Luther King Jr. Avenue SE, HPA 15-504, concept/subdivision and new construction of theater, retail and residential building

12:00 – 1:00 LUNCH BREAK

4. 1:00 – 1:45 1409 V Street SE, HPA 15-577, alterations and additions to school

SHAW HISTORIC DISTRICT

5. 1:45 – 2:30 1126 9th Street NW, HPA 15-487, concept/nine-story addition to a two-story building, with a five-story wing fronting M Street

MOUNT VERNON SQUARE HISTORIC DISTRICT

6. 2:30 – 3:15 410 N Street NW, HPA 15-509, three-story rear addition to two-story rowhouse

HISTORIC LANDMARKS

7. 3:15 – 4:00 Riggs National Bank, 1503-1505 Pennsylvania Avenue NW, HPA 15-374, revised concept/one-story rooftop addition, accessible street-level entrance
8. 4:00 – 4:45 2207 Foxhall Road NW [pending landmark], 15-500, concept/building relocation and addition

OCTOBER 1 MEETING

AGENDA

CAPITOL HILL HISTORIC DISTRICT

9. 9:00 – 10:00 604 A Street SE, HPA 15-492, concept/rooftop addition

MOUNT VERNON TRIANGLE HISTORIC DISTRICT

10. 10:00 – 11:00 901 5th Street NW, HPA 15-491, concept/new mixed-use twelve-story building

U STREET HISTORIC DISTRICT

11. 11:00 – 12:00 2000-2002 11th Street NW, HPA 15-535, demolition, subdivision, ten-story addition

12:00 – 1:00 LUNCH BREAK

WALTER REED HISTORIC DISTRICT

12. 1:00 – 3:00 Walter Reed Army Medical Center, HPA 15-513, master plan review

3:00 ADJOURN

HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Property Address: **12-Rear Logan Circle, NW**
Landmark/District: **14th Street and Logan Circle
Historic Districts**

X Agenda
Consent Calendar

Meeting Date: **September 24/October 1, 2015**
H.P.A. Number: **15-583**
Staff Reviewer: **Steve Callcott**

X Concept Review
Alteration
X New Construction
Demolition
Subdivision

Architect Michael Beidler (Trout Design), representing owner Matt Shkor, seeks conceptual design review for construction of a two-story garage and dwelling on a vacant alley lot in the 14th Street and Logan Circle Historic Districts. The subject lot is located on a 20 wide alley that runs east-west from 13th Street to Kingman Place, and also has frontage on a 15 foot wide alley that winds behind the rear of several properties on Logan Circle.



Proposal

The project calls for building a two-story (22 foot tall) structure that would fill out the 32' wide x 24' deep lot. The first floor would house three garages and the second floor would house a one-bedroom apartment with an open balcony recessed within the west elevation. An exterior circular stair would lead from the second story balcony to the roof, which would have a roof deck, green roof and mechanical units concealed behind brick parapet walls. The building would not have a stair tower or penthouse.

The building would be clad with brick on the north, south and east facing elevations; the west facing elevation (fronting the 15' alley) would be clad in horizontal wood siding. The north elevation facing the wider alley would have a large central multi-light industrial window on the second floor.

Planning Considerations

The project will require zoning variance relief from for lot occupancy, rear yard setback and from a restriction on the construction of new residential buildings on alleys less than 30 feet in width.

Evaluation

This alley contains a number of sizable alley buildings, including a complex of four two-story carriage house/stables immediately to the west and a two-story alley building across the alley to the north. While the site is immediately adjacent to a one-story garage to the east, another two-story alley building is located to the east of that structure. Given this established context of two-story alley buildings, the proposed building would be compatible in terms of height, mass and size.

The proposed use of brick as the predominant material is also compatible with the other alley buildings and the houses on surrounding street-facing lots. However, for reasons both aesthetic and practical the use of brick on the first floor of the west elevation is encouraged. As designed, the corners appear visually weak with only a single wythe of veneer brick and a solid brick base would be a more durable option than wood.

As the project continues to be developed, the specific design and materials for the garage doors themselves -- which make up a significant portion of the public ground floor elevations -- could provide an opportunity for further relating the building to the character of the historic district and the alley context.

Recommendation

The HPO recommends that the Board find the conceptual design to be compatible with its alley context and the 14th Street and Logan Circle Historic Districts, and to delegate final approval to staff if the project receives the necessary zoning relief.