HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1555 9th Street, NW**	X	Agenda
Landmark/District:	**Shaw Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**February 26, 2004**	X	Alteration
H.P.A. Number:	**04-147**		New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

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The applicant, contractor Luis Rivera for owner Alejandro Soriano, seeks conceptual design review for rehabilitation of a corner commercial building and construction of a three-story rear addition. The addition would replace a deteriorated two-story rear wing.

The existing structure is a modest two-story Italianate row building, originally constructed in the 1870s. Having stood vacant and open for many years, it is quite deteriorated, with evidence of structural failure. While the front section of the building has a partial basement and sufficient foundations, the rear section has no basement and foundations that extend only several inches below grade. Accordingly, the north and east walls of the rear section are extensively cracked and out of plumb, with the face brick separating from the underlying brick, and many of the interior joists dislocated from the walls. Inadequate repairs over the years have not been able to correct what was not well constructed in the first place.

In working with the staff, the applicants have developed a plan for stabilizing and repairing the front section of the building, and to replace the rear section with an addition that allows them to create a residence for the owner and his family. As a three-story addition at the rear of a two-story building is an unusual condition in the historic district, the addition has been conceived to appear more as if it were a separate abutting building facing Q Street than as an addition to the building on 9th Street. The design is symmetrically composed with two-story projecting bays flanking a center entrance, a brick façade, one-over-one windows, precast trim and a strong cornice.

While additional design work remains to be done, the concept is compatible with the character of the historic district; the solution works specifically here on a corner location as the taller three-story addition can be developed to appear as a separate, street-fronting building. As the plans continue to be developed, there are a variety of issues on the Q Street elevation that remain to be worked out, such as the door surround being stylistically inappropriate and over scaled for the building and the second floor window lintels being too close to the tops of the bays. The applicants' next step in developing the design should be preparation of a detailed façade elevation and section to show the level of detail and profiles.

The staff recommends that the Review Board approve the conceptual design as compatible with the character of the historic district and that the applicants continue to work closely with the staff on the design's development.

BZA
Case No. 17244
Exhibit No. 8

Board of Zoning Adjustment
District of Columbia
CASE NO. 17244
EXHIBIT NO. 8