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

Landmark/District:	Georgetown Historic District	(x) Consent
Address:	1071-1075 Thomas Jefferson Street NW	(x) Subdivision
Meeting Date:	May 26, 2022	(x) Addition/alteration
Case Number:	22-155	(x) Concept

The applicant, Meridith Moldenhauer—agent for owners Graham Hotel Owner 1 LLC, Graham Hotel Owner 2 LLC, Graham Townhouse Owner 1 LLC and Graham Townhouse Owner 2 LLC—requests Board review of a concept to subdivide to consolidate two lots in order to connect two buildings. There is some demolition and construction of an addition proposed, to effect the connection. The federal-period houses at 1063, 1069 and 1071 Thomas Jefferson Street are landmarks.

Because these properties are located in Georgetown, the proposed exterior work is subject to review by the U.S. Commission of Fine Arts, and the project is undergoing that review, but subdivisions are not subject to the Old Georgetown Act. The Historic Preservation Office staff is only delegated the clearance of those subdivisions that constitute minor lot-line changes or that are necessary to construct a project that has been approved, so the case now comes before the Board. The Board may approve a subdivision that *combines* a landmark property with another property, without referral to the Mayor’s Agent for a hearing, if the Board finds the subdivision to be consistent with the purposes of the preservation law (D.C. Code § 6-1106(c)).

The ownership of the Graham Hotel, located in the seven-story building at 1075 Thomas Jefferson, wishes to expand its facilities into the 1818 dwelling, to create an expanded lobby area, to relocate the kitchen into its basement, and to put a hotel suite in the upper floors. The drawings have been revised to minimize demolition of the original fabric of the landmark building, limiting it to removing portions of the north bearing wall at the main floor, creating two apertures on opposite sides of one of the original chimneys, to admit passage to a lounge area.

There would be some demolition of frame infill construction at the rear wall of the basement and first floor, to allow construction of a bump-out addition to accommodate the kitchen.

Commission of Fine Arts review of the concept continues, but HPO believes that the major issues have been resolved. Understanding that there may be additional refinements, the project, and particularly the subdivision, can be supported by the Board at this time.

Recommendation

HPO recommends that the Board approve the concept for the project, including the necessary subdivision, as consistent with the purposes of the historic preservation law, and that the Board delegate to staff further review.