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

Property Address:	1733 16th Street, NW	X Agenda
Landmark/District:	Scottish Rite Temple	Consent Calendar
Meeting Date:	September 26, 2019	Concept Review
H.P.A. Number:	19-497	Alteration
		New Construction
		Demolition
		X Subdivision

The Supreme Council 33rd degree Scottish Rite, represented by Executive Director William Sizemore, seeks the Board's determination that subdivision of Lot 108 in Square 192 to create two record lots is consistent with the purposes of the preservation act.

Proposal

The property currently consists of a single record lot (108) that represents multiple Assessment and Taxation (A & T) and record lots consolidated over the course of a century since the temple's construction in 1911-1915 through 2013. The western two-thirds of Lot 108 are within the 16th Street Historic District; the eastern third is located in the 14th Street Historic District.

The proposal seeks to subdivide the property to create one lot for the temple that would essentially follow its original 1915 rear lot line and a second lot to the east with frontage on 15th Street. The southern portion of the rear lot line of lot 800 was inset approximately 15 feet for a former alley, now closed; the proposed boundary of the landmark lot would be squared off and not include the inset, adding approximately 1,340 square feet to the original size of lot 800. Each of the two lots would measure 217'5" wide by 212' deep.

Evaluation

As part of the conceptual design review submitted by Perseus-TDC for the construction of an apartment building on the eastern portion of Lot 108, the Board received information about the proposed subdivision of the lot. Through reviews at public meetings on November 29, 2018 and May 23, 2019, the Board found the proposed new development and the associated subdivision to be compatible with the temple and the two historic districts. With some requirements for minor refinements to be made to the design, the Board gave final approval of the design concept at the May meeting and delegated clearance of final construction plans and the associated building permit to the HPO. The subdivision is now before HPRB for formal review.

In a separate review at the May 23, 2019 meeting, the Board considered a proposed amendment to the designation of the temple seeking to expand its boundaries to include all of Lot 108 (Case 19-06). The HPO report to the Board outlined the history of the temple's land acquisition and subdivision on the block through the 20th century and explained that no specific boundary had

been defined when the building was initially listed by the Joint Committee on Landmarks in 1964.¹

The Board denied the landmark application to expand the boundary, determining that the property's significance lay in the original 1915 design and construction of the temple, situated then on Assessment and Taxation Lot 800. The Board found that the appropriate boundary for the landmark was the boundary of Lot 800 on which the building was constructed.

The proposed subdivision is consistent with the purposes of the preservation act as it would reestablish the original boundaries of Lot 800 at the time of the building's construction. Further, it would align the new lot boundary with the boundary of the landmark. The subdivision would not result in any diminution to the boundaries of the landmark; rather, it would add a small portion as a result of squaring off the area occupied by the former alley. The subdivision would not result in any change to the boundaries of the 14th or 16th Street Historic Districts.

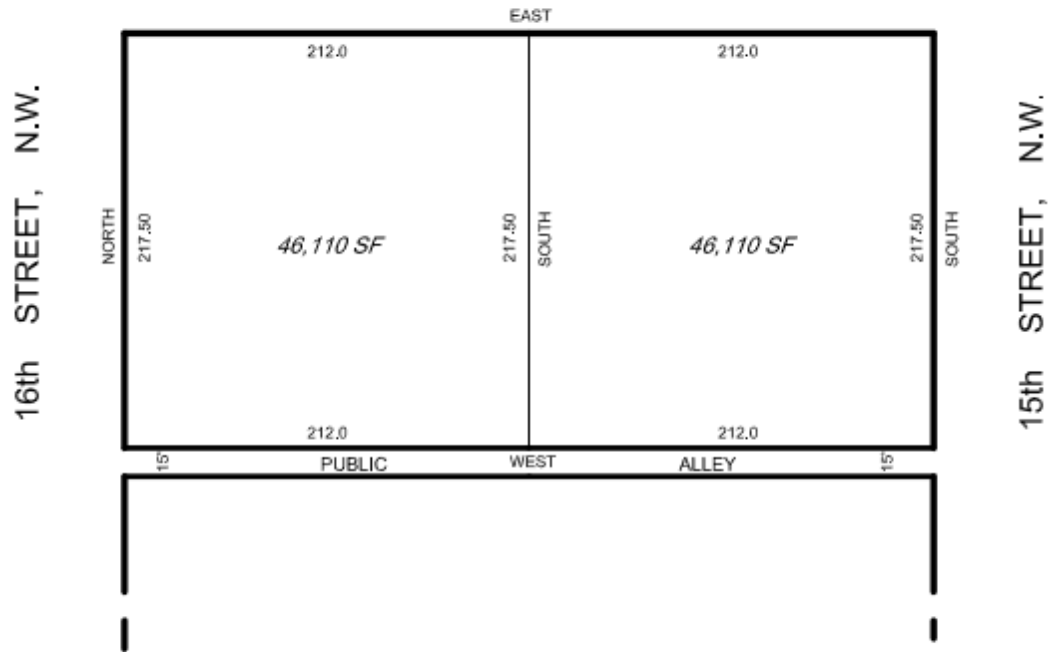
Recommendations

It is recommended that the Board find the subdivision to be compatible with the landmark and the 16th Street and the 14th Street historic districts.

¹ As explained in the HPO report, "The Joint Committee [in 1964] did not designate properties as we do now; it merely put them on a list by name and address. Site boundaries were of little importance because designation then conferred no protections. In 1968, two years after the establishment of the National Preservation Act, a D.C. State Historic Preservation Review Board was established, and through it, the Joint Committee, acting as state review board, began forwarding nominations to the National Register of Historic Places. Stated landmark lots or boundaries became necessary for this purpose. But the Joint Committee prioritized nominations for the properties in categories I and II only, so a nomination for the temple was never prepared. When the designation listing was incorporated into the DC Inventory, it remained with no boundary specified.

SUBDIVISION SQUARE 192

S STREET, N.W.



Proposed subdivision, HPA 19-497