

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

Landmark/District:	First Church of Christ, Scientist	Agenda
Property Address:	1770 Euclid Street, NW	X Consent Calendar Concept Review Alteration
Meeting Date:	April 23, 2015	New Construction
H.P.A. Number:	15-290	X Subdivision
Staff Reviewer:	Steve Callcott	

Adams Morgan Hotel Owner, LLC seeks review of a lot combination subdivision for the landmark First Church of Christ, Scientist.

Property History and Description

The First Church of Christ, Scientist is located at the corner of Euclid and Champlain Streets, NW just east of 18th Street. Constructed in 1912, it is an excellent example of Neoclassical Revival architecture and a significant illustration of the influence of the City Beautiful movement on private construction in the first decades of the 20th century. The building was constructed as the permanent home for First Church of Christ, the first Christian Science church in the area, and was designed by the local firm of Marsh and Peter. The building was listed in the DC Inventory of Historic Sites in 2014.

Proposal

The subdivision seeks to consolidate lot 872 (the lot occupied by the landmark) with lots 875 and 127 immediately to the south on Champlain Street within Square 2560.

Evaluation

Subdivisions involving the combination or segmentation of landmark lots are subject to review and approval by the Mayor’s Agent, following a recommendation by the Board.¹ Subdivisions involving consolidation of a landmark lot with additional lots outside the landmark, such as is proposed by this application, have typically been found to be compatible and consistent with the Act by the Board and the Mayor’s Agent, as they do not sever property away from but add to the size of the landmark lot.²

¹ Upon receipt of a recommendation of approval from the HPRB, the Mayor’s Agent may approve a subdivision without holding a public hearing if the Mayor’s Agent finds the proposal consistent with the purposes of the Act. In the event the HPRB does not recommend approval, the Mayor’s Agent would be required to hold a hearing on the subdivision. DCMR 10-C, Section 402

² Among the many lot combination subdivisions found compatible by the HPRB and approved by the Mayor’s Agent are the Luzon Apartments (91-261), Brickyard Hill House/Georgetown Incinerator (98-355-361), United Mine Workers Building (99-324), Yale Laundry (00-026 and 05-042), Rhode Island Avenue Residential Buildings (00-149), Germuiller Row (01-144), American Pharmacists (03-286), Tivoli Theater (04-092), and First African New Church (04-484). Because this type of compatible expansive subdivision has become commonplace, the preservation law was amended in 2006 to eliminate the requirement for a public hearing in these cases.

The proposed subdivision is necessary to construct the seven-story hotel project that will incorporate and restore the landmark church. The subdivision was an inherent part of the project concept that was found consistent with the Act by the Board after substantial review and revisions to that project design. The project has subsequently been approved by the Zoning Commission as a planned unit development (Case 11-17).

Recommendation

The HPO recommends that the Board recommend to the Mayor's Agent that the subdivision be found consistent with the purposes of the preservation act.