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

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Property Address:	<b>1001 Harvard Street, NW</b>	Agenda
Landmark/District:	<b>Pepco Substation #13</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>January 25, 2018</b>	<b>X</b> Alteration
H.P.A. Number:	<b>18-035</b>	New Construction
		Demolition

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The Potomac Electric Power Company (PEPCO) seeks conceptual design review for renovation, alterations and additions to Substation No. 13 at the corner of Harvard Street and Sherman Avenue, NW. The proposal is part of a comprehensive modernization of the substation.

A landmark application is pending on the property for consideration by the Board, the merits of which are outlined in a separate designation report. The proposed concept design would be subject to HPRB review if the property is designated.

**Property Description**

Substation No. 13, constructed in 1907, is the first purpose-built electrical substation built outside the boundaries of the original city of Washington. The building was designed by Washington architect Frederick B. Pyle, with later additions designed by Arthur B. Heaton and others.

The original one-story building is constructed of red brick laid in American bond fashion with overhanging eaves supporting a hipped roof. It employs concrete quoins, window aprons, and crowns. The site also contains single and double story additions to the 1907 building constructed in 1920, 1921, 1929, 1937, and 1944; these additions were added outside the period of significance and are therefore non-contributing to the property.

**Proposal**

The project calls for retention and restoration of the corner building. The non-contributing additions would be removed and replaced with similar massing elements.

**Evaluation**

The project is consistent with the preservation act, as it would retain and result in the restoration of the landmark. The adjacent additions are comparable to the existing condition, and compatible in size, composition and materials with the landmark.

**Recommendation**

*HPO recommends that the Board approve the concept as compatible with the character of the historic landmark, and delegate final approval to staff.*

*HPO Staff Contact: Steve Callcott*