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

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Landmark/District: **Wardman Flats** [pending designation] (x) Denial Calendar  
Address: **319 R Street NW**

Meeting Date: **September 28, 2017** (x) Raze  
Case Number: **17-517**

(x) Permit

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The applicant, property owner 319 R Street LLC (with Village Concrete), requests the Board's review of an application to raze a two-story, brick house, one of those on Square 519 that are the subject of a pending landmark designation application.

The applicant has circulated raze clearance letters to the necessary review agencies and disciplines. A landmark nomination protects a property as historic until a decision on designation settles the matter of the jurisdiction of the preservation law. The preservation law requires that, prior to the issuance of a permit to raze a historic property, the raze application first be referred to the Board.

If it is not designated a property contributing to the character of a historic landmark or historic district, then the building may be razed without further preservation review, once the other applicable disciplines have cleared the permit application.

If the Board designates the property as being of sufficient significance and integrity to merit landmark designation, then it must also find that its demolition in its entirety or in significant part would fail to retain and enhance the property (or to encourage its restoration, if a landmark), which is contrary to the purposes of the preservation law (see D.C. Code 6-1101).

This property is an end unit in one of the rows the nomination identifies as contributing to the character of the historic district. As a corner building, it is especially prominent. The exterior appears to be nearly intact, except for roofing, rear-porch, door and window replacement, and some neglect of flashing at the cornice. It is roughly comparable in condition and in physical and historic integrity to the other Wardman-built houses on the square. It retains all seven aspects of integrity—location, design, setting, materials, workmanship, feeling and association—to a high degree.

**Recommendation**

*If the subject property is designated a contributing element of a historic landmark or district, then the HPO recommends that the Board advise the Mayor's Agent that the proposed raze is inconsistent with the purposes of the preservation law, because it does not retain or enhance or a historic property.*

*If the Board does not designate the property, no further action will be taken on this case by the HPO or Board, except for administrative clearance of the raze letter, for lack of jurisdiction.*



*October 2016 Google Streetview images of 319 R Street NW.*

