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

Property Address:	1316 8th Street NW	<input type="checkbox"/> Agenda
Landmark/District:	Shaw Historic District	<input checked="" type="checkbox"/> Consent Calendar
		<input type="checkbox"/> Denial Calendar
		<input checked="" type="checkbox"/> Renewal, concept
Meeting Date:	June 28, 2018	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	18-431	<input type="checkbox"/> New Construction
Staff Reviewer:	Brendan Meyer	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The applicant, owner Martin Hardy, seeks renewal of a concept for a two-story rear addition and third floor addition to 1316 8th Street NW, a contributing rowhouse in the Shaw Historic District. Plans were prepared by W+W Associates. The Board approved this concept in December 2009 and delegated final approval to staff (Figure 1).

Proposal

The applicant proposes no changes to the concept previously approved.

Evaluation

By regulation, concept designs approved by the Board and delegated to staff expire after two years if a building permit is not issued to build the concept.¹ The applicant must return to the Board for consideration if they wish to restore their concept approval for another two year period.

The purpose of the renewal procedure is to make sure that approved concepts and delegations remain consistent with historic contexts, regulations and design guidelines adopted by the Board. Although rare and infrequent, historic contexts might change due to loss of historic buildings, or the Board might adopt new guidelines that change the standards that had been used to approve the previous concept.

In this case, there have been no relevant changes to the historic context, regulations, or design guidelines since its previous approval. The concept design remains the same and is still compatible with the character of the Shaw Historic District

Recommendation

The HPO recommends that the Review Board renew the concept for a two-story rear addition and third floor addition to 1316 8th Street NW and to delegate final approval to staff.

¹ DCMR 10C, Section 332.2: “The Board’s delegation of final review authority to the staff at the conclusion of conceptual review shall also remain effect for a period of two years from the date of the Board’s action. After the delegation has expired, the applicant shall be required to return to the Board to request an additional two years on the basis of good cause shown. The Board shall not unreasonably withhold its approval of an extension. Upon expiration of this extension, or if the extension is denied, the staff shall return the application to the Board for final review.”



October 21, 2009 1316 8th Street-Elevation with Addition Hardy Development

Figure 1: Concept approved in December 2009