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

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Property Address:	<b>1329-1335 11<sup>th</sup> St NW</b>	<input type="checkbox"/> Agenda
Landmark/District:	<b>Shaw Historic District</b>	<input checked="" type="checkbox"/> Consent Calendar
		<input type="checkbox"/> Denial Calendar
		<input checked="" type="checkbox"/> Renewal, concept
Meeting Date:	<b>September 26, 2019</b>	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	<b>19-559</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Brendan Meyer</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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The applicant, owner David Dale, seeks renewal of a concept to construct rear and roof top additions at 1329 to 1335 11<sup>th</sup> Street NW. All four houses are three-story rowhouses that contribute to the Shaw Historic District. Plans were prepared by Square 134 Architects. The Board approved this concept in July 2017 and delegated final approval to staff.

### **Proposal**

The applicant proposes no consequential changes to the concept approved in 2017.

### **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.<sup>1</sup> The applicant must return to the Board for consideration if they wish to extend their 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 and 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 were used to approve the expired concept.

In this case, there have been no relevant changes to the historic context, regulations, or design guidelines since July 2017. The concept design remains the same, is still compatible with the character of the Shaw Historic District and is subject to the Board's original conditions.

### **Recommendation**

*The HPO recommends that the Review Board renew, for a two-year term, the concept for rear and rooftop additions to 1329 to 1335 11<sup>th</sup> Street NW and to delegate final approval to staff.*

*Staff contact: Brendan Meyer*

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<sup>1</sup> 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."