

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

May 30, 2014

Allison Prince, Esq.  
Goulston & Storrs, PC  
1999 K Street NW, Suite 500  
Washington, DC 20006



Re: 1865 Park Road NW – Reconstruction of Historic House

Dear Allison:

This letter and the attached materials confirm the issues we discussed at our meeting on March 20, 2014 regarding the reconstruction of a dwelling at 1865 Park Road NW. As I explain below, you may reconstruct the house on the same footprint on the prior house.

The subject property is zoned R-4 and has a land area of approximately 2,800 square feet. It is on its own record lot (Lot 32) and is included in the Mount Pleasant Historic District. The subject property is bounded to the north by an alley, to the south by Park Road, to east by a vacant lot, and to the west by a detached dwelling.

The subject property is presently unimproved, but it was previously improved with a detached dwelling constructed circa 1904, based on the building permit application and plat attached as Exhibit A. The house was expanded circa 1911. The prior house had western side yard of approximately 2.86' and an eastern side yard of approximately 0.78', as shown on the site plan in Exhibit B. Further, the newspaper article attached as Exhibit C shows the design of the front of the house in 1913.

As the Historic Preservation Office (HPO) staff report in Exhibit D says, the house was lost to casualty sometime between 1967 and 1978 likely because of a fire. However, as the photos attached in Exhibit E show, the foundation of the previous house still exists.

Though the house was lost before the creation of the Mount Pleasant Historic District, it was designed by the same architect and constructed at the same time as its companion house next door at 1867 Park Road, as described in the HPO staff report in Exhibit D. That house is a contributing building in the historic district.

I understand that the owner plans to reconstruct the house on the same footprint and in a similar likeness as the previous house. I understand that the design of the proposed new house was approved as compatible with the historic district by the Historic Preservation Review Board (HPRB) on March 27, 2014. In the HPO staff report recommending approval, attached as Exhibit F, it states that “the proposal replicates the form and general character of the house that historically stood on this site...”

Accordingly, I have determined that, pursuant to 11 DCMR § 2001.9, the house may be constructed as approved by the HPRB and in accordance with the plans attached as Exhibit G. Because the prior house was designed by the same architect and constructed at the same time as

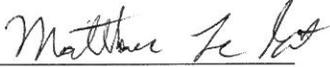
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the house next door, it would have been a contributing structure to the historic district under the meaning of Section 2001.9. The new house will be a “reconstruction” under the meaning of this section of the Zoning Regulations since the house will be constructed on the same footprint and in a design that replicates the prior house. Further, the reconstructed house is permitted to have the same nonconforming western and eastern side yards as conditions that previously existed.

Should you apply for a building permit for plans consistent with this determination and the attached plans, I will approve the aspects of the plans discussed herein and with the same reasoning provided herein.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachments A-G