

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
September 27 and October 4, 2012

The Historic Preservation Review Board met to consider the following items on September 27, 2012. **Present:** Gretchen Pfaehler, Acting Chair; Rauzia Ally, Andrew Aurbach, Maria Casarella, Graham Davidson, Nancy Metzger, Robert Sonderman, and Joseph Taylor. **Absent:** Catherine Buell.

SEPTEMBER 27TH AGENDA

HISTORIC LANDMARK

McMillan Park Reservoir, North Capitol Street & Michigan Avenue, NW: Consideration of draft master plan and design guidelines (*continuation of July 12th meeting*).

The Board members expressed appreciation for the tremendous amount of thought put into the plan, the efforts made to date (including improvements made since presented in July) and their belief that the plan was moving in the right direction. However, the members found that in trying to relate too closely to the many disparate conditions around it, the plan resulted in a loss of McMillan as a unique place that is distinct from what is around it. The Board members specifically cited the north and south edge conditions and the loss of the site's topographical plinth as problematic, and found the design guidelines to be too generic and not strong enough in citing what was important in preserving at this site. The Board asked that the design guidelines be revised and represented.

SMALL AREA PLAN REVIEW

Walter Reed Army Medical Center, 6900 Georgia Avenue, NW: Consideration of draft small area plan for the campus (which is pending historic district designation).

The Board reviewed the draft plan and heard a presentation by the Office of Planning and the Office of the Deputy Mayor for Planning and Economic Development. The Board members made some preliminary comments, generally favorable, and generally in keeping with the points raised in the staff report. They expressed particular interest in retaining a feeling of the unity of the installation's character and identity, and continuity and connectedness within the campus, including the parcel anticipated to be transferred to the Department of State and the northern redevelopment parcel. They also expressed a concern for maintaining views into the property and concern about potential demolition. The Board requested a site tour, after which it may offer further comments.

LANDMARK HEARING

Capitol Traction Company Car Barn, 4615 14th Street, NW, Case #01-05.

The Board voted to designate the Capital Traction Company Car Barn, at 4615 14th Street, NW, a historic landmark to be entered in the D.C. Inventory of Historic Sites, and recommended that the nomination be forwarded to the National Register of Historic Places for listing as of local significance. Vote: 7-0

ANACOSTIA HISTORIC DISTRICT

2238 Chester Street, SE, HPA #12-564, reconstruction and expansion of two-story house.

The Board recommended the clearance of a permit, with a delegation to staff of further review of revised drawings, to include, as a condition of clearance: (1) structural drawings and details,

especially for the new addition; (2) the removal of the vinyl windows and their replacement with appropriate wood, one-over-one windows and casings; (3) painted, wood, German-lap siding all around the house; (4) a restored single-light transom above the front door; (5) a five-panel, wood, front door or some other compatible configuration, with appropriate surround; (6) the roofing of the front porch with flat-seam or standing-seam metal, and/or the roof pitch to be lowered; (7) porch posts of the appropriate height; (8) the location of the air-conditioning unit; (9) the details of any balustrade for the front porch (although one is not required for a porch deck nearly at grade); and (10) any other work intended but not yet performed or shown in the present drawings. Vote: 7-0 (Buell and Sonderman not present).

LEDROIT PARK HISTORIC DISTRICT

1869 3rd Street, NW, HPA #12-572, concept/new construction of rowhouse.

The Board approved the concept design for a three story projecting bay rowhouse in the LeDroit Park Historic District with the exception that the front stairs needed to be simplified and additional work was needed on detailing, fenestration, and siting. Final approval delegated to staff. Vote: 7-0 (Buell and Sonderman not present)

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IMMACULATA SEMINARY HISTORIC DISTRICT

4350 Nebraska Avenue, NW, HPA #12-509, revised concept/renovation, alterations, new construction. *The HPRB passed a motion approving the updated conceptual design and delegated final approval to HPO. If the applicant decides to develop an alternative proposal for the front lawn, as requested by the ANC, the project will return for further review. Vote: 6-0 (Taylor recused; Buell and Sonderman not present)*

DOWNTOWN HISTORIC DISTRICT

819 6th Street, NW, HPA #12-492, concept/seven-story rear addition to three-story rowhouse. *[Case deferred at request of applicant]*

CONSENT CALENDAR

The HPRB unanimously approved the following items on the consent calendar: 8-0.

HISTORIC LANDMARKS

Greystone Enclave, 2323 Porter Street, NW, HPA #12-531, solar panels on pergola structure.

CAPITOL HILL HISTORIC DISTRICT

635 A Street, SE, HPA #12-577, concept/second story addition on one-story rear wing.

CLEVELAND PARK HISTORIC DISTRICT

3530 Ordway Street NW, HPA #12-567, concept/small rear addition and exterior alterations.
3416 30th Street NW, HPA #12-559, concept/one-story addition on non-contributing house.

GEORGETOWN HISTORIC DISTRICT

3129 Dumbarton Street, NW, HPA #12-544, concept/second story rear addition.

3800 Reservoir Road, NW, HPA #12-547, concept/rear addition to hospital.

KALORAMA TRIANGLE HISTORIC DISTRICT

1930 Biltmore Street, NW, HPA #12-576, concept/rear addition.

~~**MOUNT VERNON SQUARE HISTORIC DISTRICT**~~

~~1126 5th Street, NW, HPA #12-569, rear additions (deferred at the request of ANC 2C).~~

WOODLEY PARK HISTORIC DISTRICT

2300 Cathedral Avenue, NW, HPA #12-523, concept/addition to All Soul's Church.

OCTOBER 4TH AGENDA

The HPRB met to consider the following items on October 4, 2012. **Present: Gretchen Pfaehler, Acting Chair; Rauzia Ally, Andrew Aurbach, Maria Casarella, Graham Davidson, Nancy Metzger, and Joseph Taylor. Catherine Buell and Robert Sonderman absent.**

ANNUAL WORK PLAN

Discussion of comments on the draft HPO Annual Work Plan for FY 2013.

Informational presentation; comments provided but no action taken.

INFORMATIONAL PRESENTATION

One City Action Plan.

Informational presentation; comments provided but no action taken.

SHERIDAN KALORAMA HISTORIC DISTRICT

2225 California Street, NW, HPA #11-472, revised concept/new four-story apartment building.

The Board approved the revised concept and delegated final approval to staff, with the exception of the treatment of the rear garage and the front terrace which should return to the Board for further review when appropriate. Motion approved 5-0 (Davidson and Casarella recused).

CLEVELAND PARK HISTORIC DISTRICT

3528 Ordway Street, NW, HPA #12-565, concept/new construction.

The Board found the concept to be compatible with the character of the historic district and delegated final approval to staff with the following changes: (1) Stucco or stone should be used for the building's base and chimney; (2) the garage entrance should be squared off; and (3) Sidelights or double doors should be used at the front entrance to make it more proportional to the house. Approved: 7-0.

HISTORIC LANDMARKS

Martin Luther King Jr. Memorial Library, 901 G Street, NW, HPA #12-563, concept/alterations to interior landmark.

The Board found the project generally compatible with the character of the historic landmark and consistent with the building's design guidelines and delegated final approval to staff with the following conditions: (1) the applicant should consider the collaboration space as a temporary insertion and to seek permanent space for collaboration space needs elsewhere; and (2) Some of the original bookshelves and tables should be retained in the landmarked reading room. Approved 7-0.

Transcripts of Historic Preservation Review Board Meetings may be purchased from the court reporting agency that covered this hearing – Olender Reporting, Inc. (202) 898-1108, www.olenderreporting.com, or info@OlenderReporting.com. Copies of individual staff reports that are prepared in advance of the hearing are posted on our website at <http://planning.dc.gov>