

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**Historic Preservation Review Board Meeting  
June 24 and July 1, 2021**

The Historic Preservation Review Board met on these dates to consider the following items.

**JUNE 24<sup>TH</sup> MEETING**

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Matt Bell, Linda Greene, Outerbridge Horsey, Alexandra Jones, Sandra Jowers-Barber, Gretchen Pfaehler.

**AGENDA**

**HISTORIC LANDMARK AND DISTRICT HEARINGS**

Mount Vernon Triangle Historic District amendment (boundary expansion), 917, 919 and 921 6<sup>th</sup> Street NW and 504, 506 and 508 K Street NW, Case 20-11.

*The Board denied the proposed amendment to expand the boundaries of the Mount Vernon Triangle Historic District. Vote 6-2.*

917, 919 and 921 6<sup>th</sup> Street NW, Case 20-12.

*The Board denied the application to designate the properties a historic landmark. Vote: 8-0.*

**JULY 1<sup>ST</sup> MEETING**

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Matt Bell, Linda Greene, Outerbridge Horsey, Sandra Jowers-Barber, Gretchen Pfaehler. Absent: Alexandra Jones.

**AGENDA**

**DUPONT CIRCLE HISTORIC DISTRICT**

1632 17<sup>th</sup> Street NW, HPA 21-370, concept/storefront alterations and addition of fourth story and penthouse to three-story building.

*The Board supported a fourth floor roof addition in concept, to be designed in a contemporary vocabulary, and the concept for storefront alterations, with the project returning to the Board for further review. Vote: 7-0.*

1775 Swann Street NW, HPA 21-367, concept/new construction of three-story plus penthouse residential building.

*The Board found the concept for new construction to be compatible with the character of the Dupont Circle Historic District, with the conditions that: 1) the wood fence at the entrance should be redesigned (as it appeared more like a rear yard fence than a fence appropriate for a front entrance); 2) the side entrance be made more prominent and visible from the sidewalk; and 3) a greater dimension of brick be provided at the front corner adjacent to the projecting ba. The Board asked that the project return for final review as requested by ANC 2B. Vote: 7-0.*

**ANACOSTIA HISTORIC DISTRICT**

~~2004 14<sup>th</sup> Street SE, HPA 21-316, concept/new construction of three-story house.~~

*[This case deferred to July 22 at the request of ANC 8A]*

1348 Maple View Place SE, HPA 21-371, permit/construct three-story open stair and deck.

*The Board recommended denial of the revised permit as incompatible with the character of the historic district and advised the applicant to revise the design as a traditionally proportioned two-story deck with spiral stairs. The Board also found that the drawings associated with the HPO-approved permit were both incompatible and inconsistent with the narrative description and asked that future permit requests for rear decks or stairs greater than a single story be filed for review by the Board. Vote: 7-0.*

~~2216 Martin Luther King Jr. Avenue SE, HPA 21-372, concept/three-story rear addition.~~

*[This case was deferred at the request of ANC 8A]*

**MOUNT VERNON SQUARE HISTORIC DISTRICT**

~~1120 6<sup>th</sup> Street NW, HPA 21-362, concept/two-story rear addition, install iron stairs at front.~~

*[This case deferred the request of the applicant]*

**HISTORIC LANDMARK**

4220 Nebraska Avenue NW (Under Oak), HPA 21-130, courtesy concept/preservation plan for house and outbuildings; new construction of school building and underground parking garage.

*The Board did not take a vote but offered the following comments on the revised proposal: 1) the radial organizational plan, the breaking down of the building masses, the materials, and the landscape plan are all significant improvements in relating to the character of the site; and 2) further breaking down the largest of the three pavilions, perhaps at the roofline or using a glass connector at the upper floor(s), and relating this larger pavilion more closely to the smaller ones, should be evaluated.*

**CAPITOL HILL HISTORIC DISTRICT**

900 South Carolina Avenue SE, HPA 21-324, concept/various window and door alterations.

*The Board found the project to be compatible with the Capitol Hill Historic District; with conditions that the original transoms and storefront elements be retained, that photos should be taken during demolition of the 1930s storefront and shared with the Capitol Hill Restoration Society, that there be no above-ground railings at the side yard window wells, and that the real ell roof be raised minimally; and delegated final approval to staff. Vote: 7-0.*

733 8<sup>th</sup> Street SE, HPA 21-375, concept/new construction of four-story plus penthouse building.

*The Board found the project to be compatible with the Capitol Hill Historic District, with revisions made to the front areaway and third floor balcony, and delegated final approval to staff. Vote: 7-0.*

**TAKOMA PARK HISTORIC DISTRICT**

515 Cedar Street NW, HPA 21-373, concept/new construction, two-story detached house.

*The Board did not take a vote but found the existing outbuilding at 515 Cedar to non-contributing to the historic district and that the design be further developed and return to the Board for further review when ready. The Board asked that the revised submission include an elevation of the house within the context of surrounding buildings and that the plan should show existing trees and topography.*

**U STREET HISTORIC DISTRICT**

2005 11<sup>th</sup> Street NW, HPA 21-364, concept/new construction, six-story residential building.

*The Board did not take a vote but offered the following comments: 1) while praising the quality of the design, the building was found to not relate well to the particular context of this residential street, feeling more like a U Street commercial building; 2) the applicants were encouraged to consider using a more residential vocabulary, particularly projecting bays or oriels, and perhaps some terracing or modulation of height or mass, could improve the proposal's relationship to its setting.*

### **CONSENT CALENDAR JUNE 24**

The Consent Calendar was approved by a vote of 7-0 with the addition of Board comments on the 2519-2525 Pennsylvania Avenue NW case.

#### **HISTORIC LANDMARK**

Mullett Rowhouses, 2519-2523 Pennsylvania Avenue NW, HPA 21-222, design development/construct four-story rear building and fifth-floor additions, alterations, approved subject to the staff report conditions and the preparation of a preservation plan.

#### **CLEVELAND PARK HISTORIC DISTRICT**

3617 Newark Street NW, HPA 21-374, permit/front roof alteration, construction of turret.

#### **MOUNT PLEASANT HISTORIC DISTRICT**

3351 18<sup>th</sup> Street NW, HPA 21-368, concept/one story rear addition and deck, install elevator on side elevation.

### **CONSENT CALENDAR JULY 1**

The Consent Calendar was approved by a vote of 6-0.

#### **CAPITOL HILL HISTORIC DISTRICT**

241 11<sup>th</sup> Street SE, HPA 21-361, concept/infill dogleg, two-story garage

515 5<sup>th</sup> Street SE, HPA 21-369, concept/two-story rear addition.

647 A Street SE, HPA 21-363, concept/two-story rear addition.

#### **SHAW HISTORIC DISTRICT**

1301 11<sup>th</sup> Street NW, HPA 21-221, revised concept/new construction of four-story apartment building.

---

Transcripts of Historic Preservation Review Board Meetings may be purchased from the court reporting agency that covered this hearing – Neal R. Gross & Co., Inc., (202) 234-4433, [www.nealrgross.com](http://www.nealrgross.com) or [info@nealrgross.com](mailto:info@nealrgross.com). Individual staff reports that are prepared in advance of the hearing are posted on our website at <https://planning.dc.gov>.