

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS
DECEMBER 20, 2007**

The Historic Preservation Review Board met to consider the following items on December 20, 2007.

U STREET HISTORIC DISTRICT

1400-1418 U Street NW and 1912-1944 14th Street NW, HPA #08-035, concept/new ten-story apartment building. **The HPRB adopted the staff report (8-0) that the new construction be treated as two separate structures – a shorter building to the south and a taller building to the north -- to more successfully break down its mass; that the building was too massive and aggressive in its height and bulk; that greater attention and care be given to the architectural treatment along Treto Way; that service and parking should be located along the alley and that maintaining or creating a curb cut for parking, loading, and trash on 14th Street would be incompatible with the character of the district.**

SHAW HISTORIC DISTRICT

1503 11th Street NW, HPA #08-035, concept/new four-story apartment building. **The HPRB adopted the staff report (8-0) recommending that the building be designed as a three-story building above a raised English basement, rather than a four-story building with its entrance at grade, in order to achieve compatibility with the character of this row house district.**

DUPONT CIRCLE AND MASSACHUSETTS AVENUE HISTORIC DISTRICTS

1500 New Hampshire Avenue NW, HPA #08-074, concept/façade alterations. **The HPRB adopted the staff report (8-0) approving the proposed canopy; that some removal of the façade masonry on the second floor facing Dupont Circle was possible but should not result in complete removal; and finding that the proposed penthouse floor was an enhancement that capped the building and hid the mechanical equipment but should be set back as much as possible and treated as a light, glassy pavilion.**

GEORGETOWN HISTORIC DISTRICT

1346 28th Street, NW, HPA #08-072, two-story rear addition. **The Board voted 9-0 to defer the matter for one month to provide an opportunity for the applicant and neighbors to agree upon an addition.**

CAPITOL HILL HISTORIC DISTRICT

11 5th Street SE, HPA#07-294, concept/side addition. **The Board approved the side addition in concept with refinements and denied the front basement entry. The project will return to the Board for approval of detailed plans. Approved by a vote of 7-1-1.**

1223 Pennsylvania Avenue SE, HPA #07-426, two-story rear addition.

The HPO recommends that the Review Board approve the addition as consistent with the purposes of the preservation act with the following condition and delegate final approval to staff, however, any approvals should not be construed as approval for any necessary zoning relief: the addition should be clad in hardi-plank siding.

Approved by a vote of 9-0.

HISTORIC LANDMARK

Peirce Still House, 2400 Tilden Street NW, HPA#08-043, demolition of garages, addition.

The Board approved the project in concept with the following requirements: eliminate the second floor addition off the main block and the new gable end windows; reduce paving as much as possible and screen paved area. Archaeological and permit reviews were delegated to staff. Vote: 8-0

CLEVELAND PARK HISTORIC DISTRICT

3316 Newark Street NW, HPA #08-075, rear addition.

In light of a new landscape plan for the rear yard in order to minimize the impact of the existing retaining walls, that was developed in collaboration with the owners of the neighboring properties, the HPO recommends that the Review Board approve the addition as approved.

Approved by a vote of 8-0.

MOUNT PLEASANT HISTORIC DISTRICT

1823 Newton Street NW, HPA #07-394, concept/rear addition.

The HPO recommends that the Review Board approve the third story addition with the following conditions:

The addition should be set back approximately 30' from the front parapet wall and only be located over the rear ell portion of the building;

If a portion of the front roof is permitted to be used for a roof terrace it should be set back an appropriate distance from the front parapet wall so as to minimize the visibility of any furniture, umbrellas, trees, etc.

The Board approved by a vote of 8-0 with delegation to staff to see if a lesser set back than 30' would allow for greater expansion on the 3rd floor while still ensuring that the addition is not visible.

3430-32 Brown Street, NW, HPA #07-456, alterations/rear addition.

The Board approved the alterations and additions with delegation to staff for final approval; approved by a vote of 8-0.

3310 19th Street NW, HPA #08-031, garage.....

The HPO recommends that the Review Board approve the addition as consistent with the purposes of the preservation act and delegate final approval to staff, however, any approvals should not be construed as approval for any necessary zoning relief; approved by a vote of 8-0.

CONSENT CALENDAR

DECEMBER 20, 2007

The Historic Preservation Review Board considered the following consent items on December 20, 2007. **All were proposed for approval by the Board based upon the written record, without discussion. All items were approved by the Review Board based upon the written record by a vote of 9-0.**

Historic Landmarks

The Highlands (Sidwell Friends School), 3825 Wisconsin Avenue, NW, HPA 07-460, revised concept/gymnasium, alterations to non-contributing buildings.

The HPO recommended the Review Board approve the conceptual design as consistent with the purposes of the preservation act, and delegate final approval to staff.

Anacostia Historic District

1616, 1618 and 1622 U Street, SE, HPA #08-052, concept/construction of three houses.

The staff recommended the Review Board approve the proposal in concept and delegate further review to staff on the condition that staff makes certain issues identified in the report are sufficiently addressed in the permit drawings.

Cleveland Park Historic District

2930 Porter Street, NW, HPA #07-317, concept/rear addition.

The staff recommended the Review Board approve the addition as consistent with the purposes of the preservation act delegating final approval to staff.

3605 Norton Place, NW, HPA #08-039, concept/rear one-story addition, new garage, alterations to front Yard.

The staff report recommended the Review Board approve the addition and garage as consistent with the purposes of the preservation act and delegate final approval to staff.

Downtown Historic District

616 I Street, NW, HPA#07-459, alterations/rear addition.

The staff report recommended the Review Board approve the addition as consistent with the purposes of the preservation act and delegate final approval to staff.

Georgetown Historic District

1413 30th Street, NW, HPA #08-098, elevator shaft at rear of house for accessibility (not visible from public space).

The staff report recommend the Review Board approve the permit as submitted, with a delegation to staff to accommodate further alteration or elimination of the openings on the rear of the elevator shaft if desired by the applicant.

Mount Pleasant Historic District

3142 17th Street, NW, HPA #08-041, rear addition.

The staff report recommended the Review Board approve the addition as consistent with the purposes of the preservation act and delegate final approval to staff.

1747 Kilbourne Place, NW, HPA #07-446, rear addition.

The staff report recommended that the Review Board approve the addition as consistent with the purposes of the preservation act and delegate final approval to staff.

3108 18th Street, NW, HPA #08-090, rear patio and retaining wall.

3110 18th Street, NW, HPA #08-092, rear patio and retaining wall.

3112 18th Street, NW, HPA #08-091, rear patio and retaining wall.

The staff report recommended the Review Board approve the alterations to the rear yards as consistent with the purposes of the preservation act and delegate final approval to staff.

PRELIMINARY MATTER

Street closing referral from the D.C. Surveyor, 300 blocks of F and G Streets, NW.

On the condition that the L'Enfant rights-of-way for F and G street will be restored to their original alignment, dimensions and configuration, and rededicated back to the city, the HPO recommends that the Board indicate its support for the street closing to the City Council.

Transcripts of Historic Preservation Review Board Meetings may be purchased from the court reporting agency that covered this hearing - Beta Reporting Company (202) 464-6250. Copies of individuals staff reports that are prepared in advance of the hearing are available upon request. Please contact HPO at historic.preservation@dc.gov, or 202.442.8835 for more details.