

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB AGENDA
March 28 and April 4, 2013

The Historic Preservation Review Board met to consider the following items on March 28, 2013.

Present: Robert Sonderman (Acting Chair), Maria Casarella, Graham Davidson, Nancy Metzger, and Joseph Taylor. Absent: Rauzia Ally, Andrew Aurbach and Gretchen Pfaehler.

MARCH 28 AGENDA

LANDMARK DESIGNATION HEARING

Chapman Stables, 37-57 N Street and 54-64/66-76 Hanover Place, NW, Case #13-09.

The HPO recommends that the Board find the property meets the designation criteria for listing in the DC Inventory, but that the boundaries of the proposed landmark designation be revised to include the Chapman Stable and Garage at 37-57 N Street on Square 617, Lot 215 only. The HPO further recommends that the Board forward the nomination with its revised boundaries to the National Register of Historic Places for listing. Vote: 5-0

Chapman Stables, 37-57 N Street and 54-64/66-76 Hanover Place, NW, HPA #13-255, raze application

The raze application was withdrawn by the applicant

MCMILLAN PARK RESERVOIR

McMillan Reservoir Sand Filtration Site, HPA #13-208 and HPA #13-214, raze permit for two below-grade sand filtration cells and concept application for proposed finished treatment of site.

The Board found the proposed demolition to be inconsistent with the purposes of the preservation act, as it will result in the demolition of important character-defining features of the McMillan Park Reservoir landmark; and recommended to the Mayor's Agent that if the project is determined to be a project of special merit, that Option C proposed by the applicant would result in the best possible mitigation of the loss of the filtration cells, as it would result in the recreation of the site's distinctive original topography and would take advantage of the existing south service court to provide access to the site. Vote: 4-0 (Casarella recused)

DUPONT CIRCLE HISTORIC DISTRICT

~~1216 18th Street NW, HPA #13-212, concept/rear roof deck and screening of mechanical equipment.~~

[Deferred at the request of ANC 2-B]

CAPITOL HILL HISTORIC DISTRICT

1331 Constitution Avenue, NE, HPA #13-186, concept/second and third story additions.

The Board found the concept to be consistent with the purposes of the preservation act and delegated final approval to staff, with the condition that the applicants work with HPO to finalize storefront details and the location of the roof deck railing. Vote: 5-1 (Metzger opposed; Aurbach and Pfaehler absent)

541 7th Street, SE, HPA #13-211, concept/rooftop addition.

The Board found the concept to be consistent with the purposes of the preservation act and delegated final approval to staff, with the condition that the applicants continue to work with HPO on the north and rear elevations of the house. Vote: 5-0

452 New Jersey Avenue, SE, HPA #13-145, concept/rear addition and façade reconstruction.

The Board found the concept to be consistent with the purposes of the preservation act and delegated final approval to staff with the condition the applicant salvage as much of the façade's historic fabric as possible. Vote: 5-0

513 C Street, NE, HPA #13-116, concept/raze and new construction of two townhouses.

The Board found the concept to be consistent with the purposes of the preservation act and delegated final approval to staff with the condition that the applicant work with staff to refine the rear elevation balconies. Vote: 5-0

SAINT ELIZABETHS EAST CAMPUS

1100 Alabama Avenue (2700 Martin Luther King Jr. Avenue), SE, HPA #13-032, revised concept/construction of pavilion.

The Board gave final approval to the project as presented (with some preference shown for the "nose" at the northern end to be of ten-foot length). Vote: 6-0.

APRIL 4 AGENDA

The Historic Preservation Review Board met to consider the following items on April 4, 2013.

Present: Gretchen Pfaehler, Chair; Andrew Aurbach, Maria Casarella, Graham Davidson, and Nancy Metzger. Absent: (Rauzia Ally, except for McMillan presentation), Robert Sonderman, and Joseph Taylor.

SPINGARN HIGH SCHOOL

Spingarn High School, 2500 Benning Road, NE, HPA #13-004, revised concept review for proposed streetcar car barn.

The Board endorsed refined concept Scheme 1 – "Vertical/Civic" and commended the applicant and architectural team on the improvements that had been made to make more of an appropriate civic statement while simultaneously acknowledging the industrial and educational uses of the facility. Although, further study was recommended for some of the architectural, landscape and infrastructure-related details, the Board unanimously adopted the staff report recommendation to find the concept consistent with the preservation act. However, the Board requested another opportunity to review the designs and did not delegate further design review to staff. Vote: 5-0

EQUITABLE COOPERATIVE BUILDING/DOWNTOWN HISTORIC DISTRICT

915 F Street NW, HPA #13-027, revised concept/five story rear addition.

The HPRB asked the applicant to revise the elevation materials to an alternative finish material and delegated final approval to staff. Vote: 5-0.

WOODLEY PARK HISTORIC DISTRICT

2616 Garfield Street NW, HPA #13-216, rooftop stair enclosure and deck.

The Board approved a roof deck and stair penthouse on the condition of the applicant's careful attention to details, which were not fully presented in the drawings. The staff shall review the further detail of the roof deck elements. Vote: 5-0.

U STREET HISTORIC DISTRICT

2200 14th Street, NW, HPA #13-213, concept/new construction, six-story apartment building.

The Board found the general conceptual height, massing and architectural direction to be compatible with the U Street Historic District, and asked the applicant to continue working with staff to further clarify the scope of demolition for the historic building and how the new construction above will impact it, refine the design of the storefront to reflect the historic condition, provide drawings for the north and west elevations, and fully integrate the design of the penthouse into the building design, and delegated final approval to staff. Vote: 5-0.

SHAW HISTORIC DISTRICT

1011-1015 M Street NW and 1201-1207 11th Street NW, HPA #13-154, concept/new construction, nine-story multi-unit residential building on vacant lot.

The Board found concept "Option A" to be compatible with the character of the Shaw Historic District and consistent with the purposes of the preservation act, and delegated final approval to staff. Vote: 5-0.

MCMILLAN PARK RESERVOIR

Revised master plan and design guidelines.

The Board heard the applicant's presentation and concluded hearing community testimony, but left the record open to allow ANC I-B additional time to provide its comments. The case was continued to the April 25th meeting.

CONSENT CALENDAR

The Board approved the following items on the consent calendar on March 28.

CAPITOL HILL HISTORIC DISTRICT

1205 Walter Street, SE, HPA #13-181, concept/two-story rear addition.

608 Constitution Avenue, NE, HPA #13-204, concept/rear addition.

DUPONT CIRCLE HISTORIC DISTRICT

1823 S Street, NW, HPA #13-209, concept/partial fourth floor addition.

SHAW HISTORIC DISTRICT

1418 9th Street NW, HPA #13-207, concept/3-story rear addition to 3-story brick rowbuilding.

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>