

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
April 26 and May 3, 2018

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

APRIL 26 MEETING

Present: Marnique Heath (Chair), Andrew Aurbach, Brian Crane, Linda Greene, Outerbridge Horsey, Sandra Jowers-Barber, Chris Landis and Gretchen Pfaehler. Absent: Thomas Brokaw.

AGENDA

EXECUTIVE SESSION

The Historic Preservation Review Board met in Executive Session from 9:00 to 9:30.

HISTORIC LANDMARK/GEORGETOWN HISTORIC DISTRICT

West Heating Plant, 1051/1055 29th Street NW (Square 1193)

(continuation of November 2, 2017 hearing). Jowers-Barber abstained.

HPA 17-633 (raze and subdivision):

In two separate votes, the Board found the proposed lot consolidation subdivision to be consistent with the purposes of the historic preservation act as it is reflective of the historic character of the site as a single unified property (7-0); and that issuance of the raze permit is not consistent with the purposes of the act (5-2).

HPA 17-263 (conceptual design):

By a vote of 5-2, the Board made the following findings:

1. The conceptual design would not retain the historic building, and is thus not consistent with the purposes of the historic preservation act;
2. The conceptual design does not follow the recommended approaches in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for Rehabilitating Historic Buildings;
3. The concept shows that repair, or if necessary, in-kind reconstruction of the brick facades is a technically feasible response to irreparable deterioration;
4. The Board encouraged that the Mayor's Agent provide flexibility for the project to interpret the building, but provided comments that encouraged the concept to more closely reflect the existing building's spare, verticality, streamlined and muscular character, and its character-defining features.
5. Specific areas suggested for further study included: greater building retention; documentation of features and finishes not being retained; replacement of features that more closely match the original in material or visual characteristics; simplification of the use of texture; greater retention of the east elevation and its chamfered corners; providing

significantly more verticality on the east elevation and far less horizontality; and simplification of the penthouse.

6. The Board did not find the concept “attempts a compromise that is architecturally unconvincing and does not achieve meaningful preservation” or that the proposed 110-foot height is incompatible with the Georgetown Historic District, as it is maintaining the building’s existing height.

HISTORIC DISTRICT DESIGNATION HEARING

Kingman Park Historic District, all properties between East Capitol, 19th and M Streets NE and Maryland Avenue NE and the Anacostia River, Case 16-19 (*continuation of January 25, 2018 hearing*)

HPO presented its recommendation to designate the Kingman Park Historic District in the D.C. Inventory of Historic Sites with reduced boundaries as shown on a map attached to the HPO staff report with a Period of Significance from 1928 to 1960. HPO further recommended that the Board direct staff to complete a revision of the National Register nomination form and forward it to the National Register for listing. The Board heard from the applicants, and took testimony from the ANC and members of the community. The Board delayed a vote on the case until May 3.

MAY 3 MEETING

Present: Marnique Heath (Chair), Andrew Aurbach, Thomas Brokaw, Brian Crane, Linda Greene, Outerbridge Horsey, Sandra Jowers-Barber, Gretchen Pfaehler.

AGENDA

MOUNT PLEASANT HISTORIC DISTRICT

1800 Kenyon Street NW, HPA 18-252, concept/roof deck on brick garage.

The Board approved the concept as compatible with the character of the property and the historic district and delegated further review to staff. Vote: 6-3.

GEORGETOWN HISTORIC DISTRICT

3234 N Street NW, HPA 18-234, permit/entry portico, replacement doors, retaining wall, enlarge window wells, repave front yard.

The Board recommended approval of the permit application, with the exception of construction of the proposed portico and the reconstruction of the main doorway. The Board delegated further review to staff with the direction that a compatible door may be replaced within the existing opening at the main entry and that a smaller and simpler portico or overhang may be compatible if it does not provide a false sense of history to the house and does not damage or conflict stylistically with the character of the house’s character-defining features. Vote: 9-0.

U STREET HISTORIC DISTRICT

1735-1737 10th Street NW, HPA 18-303, concept/construction of two rowhouses.

The Board approved the concept as compatible with the character of the property and the historic district, in concurrence with the ANC, with the condition the applicant change the material to north elevation to brick, reduce the apparent height of the bays, and coordinate fenestration design with staff. The Board delegated further review to staff. Vote: 9 -0.

HISTORIC DISTRICT DESIGNATION HEARING

The Board continued the Kingman Park Historic District case with deliberations that focused on the district boundaries. Following questions to staff and further discussion, the Board voted to designate the Kingman Park Historic District according to boundaries revised by the Board. These boundaries represent an expansion to HPO-recommended boundaries, but are lesser than those proposed as part of the application. Generally, the boundaries extend from Oklahoma Avenue on the east to 21st Street on the west, with a two-block area between Rosedale and Gales Street having 19th Street as its western boundary. The boundaries extend from D Street on the south, but including St. Benedict the Moor Church in the block between 20th and 21st Street south of D Street, and north of Benning Road to include the Langston Terrace Dwellings property, Langston Golf Course, and the Young, Browne, Phelps and Spingarn Education campus. The approved Kingman Park Historic District boundaries include the following Squares: 4458, 4459, 4460, 4461, 4462, 4463, 4464, 4480, 4481, 4483, 4483E, 4484, 4486, 4516, 4517, 4518, 4522, 4523, 4525, 4526 (lots 49-51; lots 70-75; lots 800-802, south side of Rosedale Street), 4527 (lots 0013-0019, south side of Rosedale Street), 4528, 4558 (lot 0033); all lots in Parcel 160; Lot 10 in Parcel 162; and Reservations 343G. Vote: 6-1, with one abstention (Brokaw).

U STREET HISTORIC DISTRICT

1924 9th Street NW, HPA 18-269, concept/two-story addition on two-story row building.

The Board found the concept incompatible with the character of the historic district. Vote: 8-0.

KALORAMA TRIANGLE HISTORIC DISTRICT

1963 Biltmore Street NW, HPA 18-298, concept/rooftop addition.

Upon receipt of a resolution from the ANC expressing no objection to the project, the case was moved to the consent calendar and approved. Vote: 8-0.

CONSENT CALENDAR

The following cases were approved on the consent calendar on April 26 by a vote of 7-0.

CAPITOL HILL HISTORIC DISTRICT

816 Potomac Avenue SE, HPA 18-244, concept/four-story, plus penthouse and cellar, side addition.

LEDROIT PARK HISTORIC DISTRICT

1936 2nd Street NW, HPA 18-301, concept/two-story garage and roof alterations.

U STREET HISTORIC DISTRICT

1828 15th Street NW, HPA 18-302, concept/two-story garage and addition to principal structure.

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 or info@nealrgross.com. Individual staff reports that are prepared in advance of the hearing are posted on our website at <https://planning.dc.gov>

