

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
September 28 and October 5, 2017

SEPTEMBER 28 AGENDA

Present: Gretchen Pfaehler (Acting Chair), Andrew Aurbach, Rauzia Ally, Brian Crane, Outerbridge Horsey, Linda Greene, Joseph Taylor. Absent: Marnique Heath, Chris Landis.

HISTORIC LANDMARK DESIGNATION HEARINGS

Wardman Flats, Square 519 between 3rd, 4th and R Streets and Florida Avenue NW, Case 17-18.

The Board designated the properties in Square 519, with the exception of Lot 801 (322 Florida Avenue/1725 4th Street), as a landmark to be entered in the D.C. Inventory of Historic Sites. The Board requested that the nomination, with revisions to the boundary and to the discussion of the alley, be forwarded to the National Register of Historic Places for listing at the local level of significance with a Period of Significance of 1902-1903. Vote: 5-1.

Wardman Flats, 319 R Street NW, HPA 17-517, permit/raze.

The Board advised the Mayor's Agent that the proposed raze is inconsistent with the purposes of the preservation law, because it does not retain or enhance or a historic property. Vote: 5-0.

ANACOSTIA HISTORIC DISTRICT

1909 Martin Luther King Jr Avenue SE, HPA 17-592, concept/new three-story commercial building.

The Review Board found the concept to be compatible with the character of the historic district with the recommendation that the penthouse rotate 90 degrees, the plan must articulate its drawings of the window openings and panel projections to illustrate the fine detailing, the storefront design needs to better correlate with the traditional historic commercial openings, the side elevation needs to provide more details on materials and design. The Board delegates final approval to staff. Vote: 7-0.

1201-1215 Good Hope Road SE, HPA 17-593, concept/new construction and three- and four-story rear additions.

The Board approved the general concept with the recommendations (1) The fourth floor should be eliminated or substantially reduced in size. If a smaller fourth floor penthouse structure is retained, further consideration should be given to ensure that the materials are compatible in color and finish. (2) Two additional floors atop the historic buildings would be more compatible if the design was provided with a greater variety of setbacks and architectural expressions to break up the long expanse that extends across multiple historic buildings. More compatibly spaced and sized windows and material colors that more closely related to buildings in the historic district would help balance and contextualize the less-than-optimal setbacks and the three-story height. (3) The two-story projecting bay on MLK Jr. Avenue provides a helpful transitional element between the larger subject building and the adjacent row of one-story retail buildings. However, as currently composed, the monumental scale of its two-story (20' high)

storefront feels foreign to the historic district and should be refined to a more human scale. The project is to return to the Board for further review when appropriate. Vote: 6-1

CAPITOL HILL HISTORIC DISTRICT

418 and 420 7th Street SE, HPA 17-481, revised concept/rear and rooftop additions and new building at rear of lot.

The Board find the revised concept with “Scheme B” compatible with the character of the historic district and consistent with the purposes of the preservation act, and delegate final approval to staff. Vote:7-0.

226 Kentucky Avenue SE, HPA17-493, revised concept/rear and rooftop additions.

The Board approved the concept for the rear and roof additions and delegated final approval to staff, requesting that the applicant continue to work with staff to ensure that final plans and construction reflect the concept. Vote: 7-0.

400 D Street SE, and 418 D Street SE, HPA 17-488, concept/new construction, alterations, subdivision of lots.

The Board approved the general concept of the new subdivision, new construction and alterations as consistent with the purposes of the preservation act, with further development of the plans as outlined in the HPO Staff Report. The Board did not approve the proposed parking structures and asked the applicant to return to the Review Board with more information on the proposed structures. Vote: 7-0.

600 Pennsylvania Avenue SE, HPA 17-594, concept/alterations, retail storefronts.

The Board found the concept to be generally compatible with the Capitol Hill Historic District, and delegated final approval to staff with the condition that: (1) the existing arched masonry openings be retained; (2) the metal panels flanking the lobby entrance be deleted and masonry retained; (3) the proportions of the storefront glazing elements be enlarged by eliminating duplicative vertical framing elements; (4) detailed storefront drawings be developed to ensure that the storefront relates in detailing and character with the historic district. Vote: 7-0.

DUPONT CIRCLE HISTORIC DISTRICT

1521 17th Street NW, HPA 17-586, concept/roof and rear additions.

The Board found the concept for roof and rear additions to be generally compatible with the historic district, but requested that the rear wall be brick and that the applicant work with staff to refine the railing for the rooftop mechanical units and simplify the roofline. Vote: 5-0.

OCTOBER 5 AGENDA

Present: Gretchen Pfaehler (Acting Chair), Andrew Aurbach, Rauzia Ally, Brian Crane, Outerbridge Horsey, Linda Greene, Chris Landis. Absent: Marnique Heath, Joseph Taylor.

HISTORIC LANDMARK

Metropolitan Club, 1700 H Street NW, HPA 17-487, concept/roof addition.

The Board was comfortable with the general concept for massing and height, but asked for more information, including elevations, a section drawing, material selection and detail drawings. The Board asked that the project return when ready. Vote: 5-0.

DOWNTOWN HISTORIC DISTRICT

606 H Street NW, HPA 17-414, concept/seven-story rear addition to three-story rowhouse.

The Board found the concept for a seven-story addition to be compatible for this context on the condition that it have a greater setback – equivalent to two window bays -- from the rear of the historic building, and reduction or elimination of the mechanical penthouse. Vote: 6-0.

SHERIDAN KALORAMA HISTORIC DISTRICT

~~1806 24th Street NW, HPA 17-584, permit/site alterations.~~

Deferred to October 26 at the request of the applicant.

TAKOMA PARK HISTORIC DISTRICT

218 Vine Street NW, HPA 17-429, revised concept/new construction.

The Board adopted the staff report with minor design changes and delegated final review to staff. Vote: 4-1-1.

MOUNT PLEASANT HISTORIC DISTRICT

1817 Lamont Street NW, HPA 17-423, permit/three-story rear addition, partial demolition.

The Board recommended against clearance of the permit application, because the proposed demolition is too great, and because the addition needs some revision to be compatible with the row. But the Board also recommended that, if the project were revised as staff recommended (less structural demolition and a revised third floor of the addition), then the case could be cleared administratively without returning to another hearing. Vote: 6-0 (Ally absent).

WALTER REED HISTORIC DISTRICT

6800 Georgia Avenue NW, HPA 17-304, design development of new construction of apartment-condo-retail complex.

The Board delegated further review of the project to staff, with the conditions that: 1) the windows be aluminum or aluminum-clad with traditional profiles and dimensions and *not* be of vinyl (unless the latter could be proved to be as durable as aluminum); and 2) that the upper-story fiber-cement cladding be in the lighter color. The Board was willing to consider the base of Building B being of stained concrete if a mock-up demonstrates that it shall not look flatter in texture/relief than the brick. The Board also commented that the balconies on Building B should appear light in terms of the dimensions of the slabs and balusters. The Board encouraged that any special paving and other special treatments be considered carefully within the entire campus context so their application may be guided by rules incorporated into the design guidelines, and that the retaining wall at Building B look more like the version originally proposed. Vote: 6-0 (Ally absent).

GEORGETOWN HISTORIC DISTRICT

1728 Wisconsin Avenue, HPA 17-446, permit/partial demolition, third-floor and rear additions.

The Board deferred to the Advisory Neighborhood Commission and the U.S. Commission of Fine Arts in recommending clearance of the permit application. Vote: 3-2 (Ally and Aurbach absent).

SAINT ELIZABETHS HISTORIC DISTRICT

1100 Alabama Avenue SE, HPA 17-589, concept/addition of glass entry vestibules, etc.

The Board supported the project in concept, with the condition that the proposed entry pavilions on the outside of the ring of buildings be redesigned or relocated, to be more compatible (and that the existing lead walks remain). The Board also commented that the landscaping be carefully studied all around the complex and that alternative locations for, or sinking, the air-conditioning units be considered. Vote: 5-0 (Ally and Aurbach absent).

U STREET HISTORIC DISTRICT

1307 S Street NW, HPA 17-507, concept/rear addition and third-story addition.

The Board approved the concept per the recommendations of staff to include the following findings: (1) The concept for the rear two story addition and window alterations is compatible with the character of the property and historic district; (2) The concept for the third story addition is incompatible, as it is visible from street view; (3) A revised plan for a third story addition could be compatible if documented through a field test mock up that it would not be visible from the street; (4) Final approval be delegated staff. Vote:5-0.

CONSENT CALENDAR

By a vote of 6-0, the Board considered and approved the following items on the consent calendar on September 28:

HISTORIC LANDMARKS

Randall School, 65 I Street SW, HPA 17-587, concept/construct new twelve-story building (*Pfaehler recused*)

Adas Israel Synagogue, HPA 17-510, concept/alteration, addition. The Board recommended improvement to the connection between the historic and new buildings. (*Pfaehler recused*)

CAPITOL HILL HISTORIC DISTRICT

133 13th Street NE, HPA 17-580, concept/side addition, reconstruct rear façade, interior demolition. The Board approved the concept without comment.

418 New Jersey Avenue SE, HPA 17-482, revised concept/new building. The Board approved the concept without comment.

622 C Street SE, HPA 17-513, concept/two-story rear addition, replace non-historic entry stairs. The Board approved the concept without comment.

626 Lexington Place NE, HPA 17-521, concept/alter roofline, new windows and door. The Board approved the concept without comment.

434 4th Street NE, HPA 17-577, permit/rooftop and side additions. The Board approved the concept without comment.

602 E Street SE, HPA 17-295, revised concept/new construction. The Board approved the concept without comment.

DUPONT CIRCLE HISTORIC DISTRICT

1727 S Street NW, HPA 17-585, concept/rear and rooftop additions. The Board approved the concept without comment.

14TH STREET HISTORIC DISTRICT

1311 R Street NW, HPA 17-588, concept/new construction of three-story row house.

1318 10th Street NW, HPA 17-596, concept/raze, construct three-story rowhouse.

FORT CIRCLE PARKS HISTORIC DISTRICT/FORT DUPONT

3675 Ely Place SE, HPA 17-595, concept/Youth Baseball Academy pavilion.

MOUNT PLEASANT HISTORIC DISTRICT

3446 Oakwood Terrace NW, HPA 17-582, permit/two-story rear addition.

~~1730 Kenyon Street NW, HPA 17-556, concept/two-story rear addition, replace porch, windows, stairs, lead walk, retaining wall and fence. [The Board deferred consideration of this case to October 26.]~~

MOUNT VERNON SQUARE HISTORIC DISTRICT

1251 4th Street NW, HPA 17-590, concept/roof decks, fill in dogleg, restore storefront.

SHERIDAN KALORAMA HISTORIC DISTRICT

2541 Waterside Drive NW, HPA 17-384, permit/front roof skylights. The Board approved the permit without comment.

2318 California Street NW, HPA 17-492, concept/attic addition, roof deck.

ANACOSTIA HISTORIC DISTRICT

2319 High Street SE, 17-502, permit/roof top solar arrays. The Board approve a permit for the placement of solar panels flush on the southwest roof behind the chimney or on other non-visible portions of the property, as necessary to achieve solar efficiency, as consistent with the purposes of the preservation act.

DENIAL CALENDAR

By a vote of 6-0, the Board considered and approved the following item on the denial calendar on September 28.

HISTORIC LANDMARKS

Tregaron, 3100 Macomb Street NW, HPA 16-053, permit/excavation for classroom building by Washington International School.

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 <http://planning.dc.gov>