

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS**  
**November 17 and December 1, 2016**

**NOVEMBER 17 MEETING**

Present: Gretchen Pfaehler (Chair), Rauzia Ally, Andrew Aurbach, Brian Crane, Graham Davidson, Nancy Metzger, and Charles Wilson. Absent: Joseph Taylor

**HISTORIC DESIGNATION NOMINATION**

C&P Telephone Cleveland Emerson Exchange, 4268 Wisconsin Avenue NW, Case 09-06.

The Board designated the property and requested that the nomination be forwarded to the National Register of Historic Places for listing at the local level of significance with a period of Significance 1927-1962. The Board acknowledged the ANC 3E resolution in opposition, but determined that proper notice had been given to the property owner and that the building meets the designation criteria cited. Vote: 7-0.

**SAINT ELIZABETHS HOSPITAL HISTORIC DISTRICT**

1100 Alabama Avenue SE, 17-047, concept/new arena.

The Board supported the general size, site plan, materials and modern expression, but recommended that the volume containing the arena be further articulated by plane changes; that more texture be added to the exterior materials; that the openings and details be scaled more similarly to the historic buildings; that the stormwater management be worked out with the concept; and that the surface parking be improved by buffering or concealing more in the topography. Vote: 6-0 (Aurbach recused).

**HISTORIC LANDMARKS**

Federal American National Bank, 619-621 14<sup>th</sup> Street NW (landmark including interior), HPA 16-626, revised concept/interior and exterior alterations and addition of eleven-story office building.

The Board approved the modified concept for interior and exterior work, and the revisions to the new construction, as consistent with the purposes of the preservation act, and delegated final approval to staff. The Board noted that no ANC resolution was received. Vote: 5-2.

**ANACOSTIA HISTORIC DISTRICT**

2247 Mount View Place SE, HPA 17-034, construction of two-story frame house.

The Board approved the concept's overall size, footprint and massing, and delegated to staff further review, with the conditions that the staff report comments be sufficiently addressed; that the siding be of wood; that the gable vents be of an appropriate material; and that the applicant minimize the amount of concrete foundation exposed. Vote: 7-0.

**DUPONT CIRCLE HISTORIC DISTRICT**

1711 19<sup>th</sup> Street NW, HPA 17-040, concept/renovation of SFH to eight units with roof deck and enlargement to rear garage.

The Board found that (A) The concept for the treatment of the exterior is generally compatible with the character of the historic district, but a preservation plan needs to be developed that documents

the historic elements and how they will be preserved and treated;

(B) The existing special windows should be retained and restored, and any replacement windows on the two primary elevations should replicate the existing units in material and other qualities to be consistent with the Board's window standards; (3) more complete structural drawings should be prepared that fully explain what and how structural elements will be retained, and further efforts should be made to retain more of the load bearing structural walls; (4) Final approval of the roof deck and stair tower is contingent on a flag test being conducted that demonstrates that these features will not be visible from street view; (5) The applicants are encouraged to explore retention of the building's distinctive interior finishes and features. The applicant is to continue working with HPO and final delegation has been given to staff. The Board acknowledged and concurred with the concerns that were raised in the ANC resolution. Vote: 6-0.

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

3016 Rodman Street NW, HPA 17-045, concept/rear roof addition.

The Board found the concept for a visible roof addition to be incompatible with the character of the Cleveland Park Historic District. The Board acknowledged and agreed with the concerns that were raised in the ANC resolution. Vote: 6-0.

#### **WOODLEY PARK HISTORIC DISTRICT**

2632 Garfield Street NW, HPA 16-544, revised concept/rear and roof addition, basement entrance

The HPRB approved a rectilinear addition on the east side of the rear with the potential for a 2-story chamfered bay on the west side as compatible with Woodley Park Historic District and consistent with the Act, and delegated final approval to staff. Vote: 4-2.

### **DECEMBER 1 MEETING**

Present: Gretchen Pfahler (Chair), Andrew Aurbach, Brian Crane, Graham Davidson and Nancy Metzger and Charles Wilson. Absent: Rauzia Ally, Joseph Taylor.

#### **WALTER REED ARMY MEDICAL CENTER HISTORIC DISTRICT**

Building 14, 6900 Georgia Avenue NW, HPA 16-641, concept/ addition, alterations.

The Board concurred with an ANC resolution on the project discouraging initially proposed EIFS cladding as incompatible as a skin to the additions, and the applicant has revised accordingly. The Board otherwise generally supported the alterations as compatible with the character of the historic district for a non-contributing building, but requested that the project return with more detail on: 1) the storefront system; 2) the proposed memorial wall; 3) any insulation under the projecting floor slab; 4) the cladding system on the additions, including its joints and attachments (and the joints at the meeting of all new materials and systems); 5) the replacement garage door; 6) the potential cladding of the existing brick wall beneath the new corner bay projection; and 7) the metal coping atop the new corner bay projection. The Board encouraged that alterations to this portion of the building not be inconsistent with the rest of the building, including that the new storefront system be consistent with the existing in profile and finish. The Board also requested that the new site walls, including the proposed block retaining wall, be concrete. Vote: 5-0.

**~~DUPONT CIRCLE HISTORIC DISTRICT~~**

~~2200 P Street NW, HPA 17-009, concept/relocation and renovation of landmark gas station, and construction of nine-story addition. [deferred at request of the applicant]~~

**WALTER REED ARMY MEDICAL CENTER HISTORIC DISTRICT**

Building 11 (Delano Hall), 6825 16<sup>th</sup> Street NW, HPA 17-048, stormwater retention features in front of building.

The Board concluded that alternatives to the proposal, such as a cistern, would be more compatible with the character of the historic landscape and the draft design guidelines, but recommended that a permit be cleared if the plantings used to screen the depressions are lower and more uniform foundation than the varied, naturalistic planting shown in the present drawings, to be determined in consultation with staff. Vote: 5-0.

Palisades Playground Recreation Center, 5200 Sherier Place NW, HPA 17-037, concept/addition.

The Board approved the concept for this addition as compatible in mass, scale, materials, orientation, setback, and height and delegated final review to staff. Vote: 5-0.

White-Meyer House, 1624 Crescent Place NW, HPA 15-205, revised concept/construction of new apartment building.

The Board found the project to be very close to being compatible, with the main outstanding issues to be the height of the building and the treatment of the entrance. To address the height, the Board recommended either removing some or all of the berm to lower the building closer to street grade, or to remove a floor; the entrance was thought to be insufficiently prominent. Minor modifications are also needed to the Crescent Place perimeter condition and the Meridian conference facility on Belmont, and the applicants were encouraged to continue working on developing the landscape. The project should return to the Board for final review when ready. Vote: 4-1 (Wilson present; Aurbach absent).

**CONSENT CALENDAR**

The Board approved the following items on the consent calendar on November 17 by a vote of 7-0. (Taylor absent).

**HISTORIC DESIGNATION NOMINATION**

Glade Apartments, 1370-1372 Fort Stevens Drive NW, Case 16-21.

**CAPITOL HILL HISTORIC DISTRICT**

625 E Street NE, HPA 16-691, concept/roof addition and roof deck.

The Board requested that staff require a sightline study from the applicant.

**GEORGETOWN HISTORIC DISTRICT**

1246 and 1250 27<sup>th</sup> Street NW, HPA 16-589, concept/subdivision to consolidate two lots in order to combine two attached houses internally.

**U STREET HISTORIC DISTRICT**

1507 T Street NW, HPA 17-038, rear three-story addition. deferred

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