

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
November 21 and December 5, 2013

The Historic Preservation Review Board met to consider the following items on November 21 and December 5, 2013.

NOVEMBER 21ST AGENDA

Present: Gretchen Pfaehler, Chair; Andrew Aurbach, Maria Casarella, Graham Davidson, Nancy Metzger, Gretchen Robert Sonderman, Joseph Taylor and Charles Wilson. Absent: Rauzia Ally.

HISTORIC LANDMARK

Randall Junior High School, 65 I Street SW, HPA #13-341, concept/rehabilitation and 12-story addition.

The Board found that if the Mayor's Agent determines that the proposed demolition is necessary to construct a project of special merit, then the design concept is compatible with the character of the historic landmark; recommended that the applicant continue to coordinate with the staff as the design progresses to ensure that design development plans are consistent with the concept and the Board's review comments; and delegated final review of permit plans to the staff. Vote: 8-0.

GEORGETOWN HISTORIC DISTRICT

1625 33rd Street NW, HPA #14-019, alterations to rear, raised terrace and fence.

The Board recommended issuance of the permit as consistent with the purposes of the Act, with the condition that the staff shall review any proposed structural demolition to the house, plus details of the construction of the fence and gate, including a sample of the metal fence panels and any adjustments necessary to retain the planting beds, before clearing the application. Vote: 6-2.

CAPITOL HILL HISTORIC DISTRICT

404 Independence Avenue SE, HPA #13-548, concept/rear addition.

The Board found the project consistent with the purposes of the preservation act with the recommendation that as the plans are developed further the applicant work to retain load-bearing partitions where possible. Final approval delegated to staff. Vote: 8-0.

651 E Street SE, HPA #14-042, concept/two-story rear addition.

The Board found the concept consistent with the purposes of the preservation act with the recommendation the applicant work with staff to further refine the design and return the project to the Board on the consent calendar. Vote: 8-0.

CLEVELAND PARK HISTORIC DISTRICT

3211 Wisconsin Avenue, NW, HPA #13-612, concept/building relocation, new construction.

The HPRB found the relocation of the house forward on its lot and the general height and mass of the addition to be uniquely appropriate for the property's context. As the design continues to be developed, the Board encouraged restudy of the shape and fenestration of the rear dormer, elimination of the front dormer, uniting the disparate elevation treatments in a common vocabulary, and developing a preservation treatment plan for the house, with the project to return to the Board when appropriate. Vote: 7-1.

SHAW HISTORIC DISTRICT

1600 7th St NW, HPA #14-038, concept/new one-story frame beer garden.

The HPRB directed the applicants to restudy the issues outlined in the staff report, in particular in regards to the setback from 7th Street, and return to the Board. Vote: 8-0.

U STREET HISTORIC DISTRICT

1837 12th Street NW, HPA #13-617, concept/roof addition.

The HPRB found the proposed roof addition incompatible with the character of the historic district as designed and directed the applicant to resubmit a proposal that (A) Pushes the addition to the rear of the existing main block of the house and/or adds to the rear. (B) Includes more compatible fenestration on the rear elevation and (C) Provides accurate drawings of the front yard and the proposed basement entry for evaluation. Vote: 7-1

WASHINGTON HEIGHTS HISTORIC DISTRICT

1835-37 Wyoming Avenue NW, HPA #13-623, concept/rear and roof addition.

The HPRB directed the applicants to follow the recommendations in the staff report, reconsider the grade changes at the rear, provide proof of need that the garage must be demolished, eliminate the roof deck, and return to the Board for review. Vote: 7-0 (Aurbach absent).

DECEMBER 5th AGENDA

Present: Gretchen Pfaehler, Chair; Rauzia Ally, Andrew Aurbach, Maria Casarella, Graham Davidson, Nancy Metzger, Robert Sonderman, and Joseph Taylor. Absent: Charles Wilson.

DOWNTOWN HISTORIC DISTRICT

808-810 5th Street NW, HPA #13-567, concept/alteration, eight-story rear addition.

The HPRB found the removal of the rear wing of 810 and the modified scope of demolition for 808 to be consistent with the purposes of the act, but found the setback, height and architectural character of the 6th, 7th and 8th floors of the addition behind 810 and the setback and architectural character of the addition behind 808 needed further study and revision to be compatible with the historic district. Vote: 8-0.

DUPONT CIRCLE HISTORIC DISTRICT

1731 New Hampshire Avenue, HPA #13-628, concept of new roof penthouse and roof deck.

The Board found the proposal for the expanded penthouse structure to be generally consistent with the character of the historic district with the condition that design issues listed in the report be addressed and resolved as well as for the applicant to consider reducing the height of the overall design and the mass of the addition, and delegated final approval to staff. Vote: 6-2.

CAPITOL HILL HISTORIC DISTRICT

720 East Capitol Street NE, HPA #13-624, concept/rear addition

The Board found the project consistent with the purposes of the preservation act and delegated final approval to staff with the condition the roof deck is not visible. The Board directed the applicant construct a mock-up of the deck and work with staff to address any visibility issues. The Board also directed the applicant to work with staff on the selection of brick to ensure the new brick blends well with the historic building. Vote: 8-0.

CONSENT CALENDAR

The Board approved the following items on the consent calendar on November 21:

CAPITOL HILL HISTORIC DISTRICT

119 12th Street SE, HPA #13-547, concept/new garage.
504 A Street SE, HPA #14-037, concept/rear addition

DUPONT CIRCLE HISTORIC DISTRICT

1745-1755 N Street, NW, HPA# 12-612, revised concept, renovation and alteration of five rowhouses and construction of six-story rear addition.

MOUNT PLEASANT HISTORIC DISTRICT

3146 16th Street NW, HPA #11-345, 3146 16th Street NW, extension of concept approval/ demolition of rear of church, construction of residential additions, alterations.

MOUNT VERNON SQUARE HISTORIC DISTRICT

445 M Street, NW, HPA #14-041, concept/new three-story, two-unit brick rowhouse.

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