

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
January 30, 2020

Present: Marnique Heath, Chair; Andrew Aurbach, Linda Greene, Outerbridge Horsey, Barbara Jowers-Barber, Gretchen Pfaehler. Absent: Thomas Brokaw.

AGENDA

DESIGNATION HEARING

Barry Farm Dwellings, 1100-1371 Stevens Road, 2677-2687 Wade Road and 2652 Firth Sterling Avenue SE, Case 19-07 [continuation of Dec 5 hearing.]

The Board voted to designate five rows of eight buildings (40 units) as an historic landmark to be listed in the DC Inventory of Historic Sites and recommended that a nomination be prepared and forwarded for listing in the National Register of Historic Places. The addresses included in the boundaries of the designation include 1101-1115 Stevens Road (lot 133), 1117-1131 Stevens Road (lot 134), 1133-1147 Stevens Road (lot 135), and 1149-1163 Stevens Road (lot 136), all in Square 5866, and 1100-1114 Stevens Road (lot 254) in Square 5865. Vote: 5-0; Aurbach recused.

CLEVELAND PARK HISTORIC DISTRICT

3400 Connecticut Avenue and 2911 Newark Street NW, HPA 20-043, concept/ construct two new buildings for residential and retail [continuation of Dec 19 meeting].

The Board made the following findings:

- (1) The conceptual site plan is respectful of the site organization of the Macklin and compatible with the character of the historic district, but making the north side of the townhouse/retail building parallel to the south elevation should be evaluated;*
- (2) The height and mass of the new buildings are generally compatible with the historic district, subject to elimination of the penthouse and providing additional setbacks on the south and north elevations of the apartment building;*
- (3) The architectural character of the townhouse/retail building is generally compatible, but the Newark Street elevation should be simplified and the design of the top floor restudied;*
- 4) The architectural character of the apartment building needs to be rethought, simplified and made more compatible. The scale of fenestration, use of projections, material color choices, and whether the building could be further lowered in height should all be studied.*
- 5) The project should return for further review by the Board when ready.*

Vote: 6-0.

SAINT ELIZABETHS HISTORIC DISTRICT

2700 Martin Luther King Jr Avenue SE, HPA 20-044, revised concept/new building to accommodate shelter facility, day center, and health clinic.

The Board approved the concept and any eventual subdivision of the lot, if necessary, with a delegation of further review to staff, and with the understanding that the concurrent reviews by the Commission of Fine Arts and the Advisory Council on Historic Preservation may entail minor revisions, subject to the conditions that the landscape be developed further; the size and shape of the windows be reconsidered, at least on Wing A; the vents be further developed; and

consideration be given to evoking elements from the historic buildings. The Board also said that it might review the final plans on a future consent calendar. Vote: 6-0.

DOWNTOWN HISTORIC DISTRICT

507-517 H Street NW, HPA 20-116, concept/ new construction of twelve-story plus penthouse hotel incorporating six existing buildings.

The Board found the concept to be inconsistent with the preservation act as the proposed 110' height of the addition would be incompatible with the character of the three-story historic buildings and this block in the Downtown Historic District. Vote: 6-0.

HISTORIC LANDMARKS

Harrison Apartments, 704 3rd Street NW/333 G Street NW, HPA 20-113, concept/rehabilitation and new development with twelve stories and penthouse.

The Board approved the concept and delegate further review to staff, with the understanding that continuing Commission of Fine Arts review may entail some minor revisions, and with the conditions that: (1) the applicant conform to the proposed demolition drawings, retaining the earliest fire escape; retaining the extent of the rear wall(s) depicted; and retaining, repairing and incorporating the brick stairwell/elevator core and the floors extending out from it to, and including, the four surrounding steel columns; and retaining the large, hexagonal lightwell; (2) there be less color contrast between the two brick colors, with the bricks to be more in keeping with the principal masonry colors at the Harrison or around Judiciary Square; (3) the upper stories continue to be developed as suggested in the staff report; and (4) that the applicant share with staff a plan for stabilization of the landmark. Vote: 6-0.

TAKOMA PARK HISTORIC DISTRICT

300-308 Carroll Avenue NW and 325 Vine Street NW, HPA 19-549, concept/combine three lots; new construction of six-story mixed use building.

The Board did not take a vote but made the following findings:

- 1) The height of the new building was compatible for this location;*
- 2) The massing of the new building needed to be further broken down;*
- 3) Further separation and stepping back of the height were needed behind the historic houses;*
- 4) A consistent design vocabulary that relates to the historic district should be developed across all elevations of the building;*
- 5) The necessity of removing the original projecting storefront windows on the 1928 buildings should be further evaluated;*
- 6) The project should to return to the ANC and Board for additional review when ready, and the drawings should include the surrounding context.*

CONSENT CALENDAR

The Consent Calendar was approved by a vote of: 6-0.

CAPITOL HILL HISTORIC DISTRICT

530 11th Street SE, HPA 19-046, concept/rear three-story and rooftop addition

716-718 L Street SE, HPA 20-037, concept/addition; add fourth story and penthouse to existing three-story commercial building.

FOGGY BOTTOM HISTORIC DISTRICT

949 25th Street NW, HPA 16-616, two-year extension of concept approval/addition at third story and court of rear wing.

KINGMAN PARK HISTORIC DISTRICT

2010 Rosedale Street NE, HPA 20-105, permit/third-floor addition.

MOUNT VERNON SQUARE HISTORIC DISTRICT

424 M Street NW, HPA 20-01, concept/four-story rear addition to two-story rowhouse.

MOUNT PLEASANT HISTORIC DISTRICT

1768 Kilbourne Place NW, HPA 20-115, concept/two-story addition at existing rear deck, third-story addition at existing roof.

U HISTORIC DISTRICT

925 French Street NW, HPA 20-094, concept/third-floor addition.

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>.