

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
March 24 and 31, 2022

The Historic Preservation Review Board met on these dates and considered the following items.

MARCH 24TH AGENDA

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Linda Greene, Outerbridge Horsey, Alexandra Jones, Sandra Jowers-Barber and Gretchen Pfaehler. Absent: Matt Bell, Carisa Stanley Beatty.

HISTORIC LANDMARK NOMINATION HEARINGS

Nixon-Mounsey House, 2915 University Terrace NW, Case 21-20.

The Board designated the Nixon-Mounsey House a historic landmark to be entered in the D.C. Inventory of Historic Sites and recommended that the nomination be forwarded to the National Register of Historic Places for listing at the local level of significance under National Register Criteria B (persons) and C (architecture). The period of significance extends from 1950, the date of construction of the house, to 1962, the death of architectural designer, resident and civil rights activist, William D. Nixon. Vote: 7-0.

National Geographic Society Headquarters, 1145 17th Street NW, Case 17-09; National Geographic Society, 1145 17th Street, 1146 16th Street and 1600 M Street NW, Case 21-13.

The Board designated the National Geographic Society Headquarters complex a historic landmark to be entered in the D.C. Inventory of Historic Sites, and further recommends that the nomination be forwarded to the National Register of Historic Places for listing as of national significance for its history and for its architecture, consisting of three contributing buildings and one noncontributing with a period of significance of 1904 to 1964, from the commencement of construction of the organization's first purpose-built headquarters to the dedication of the Edward Durrell Stone-designed office and museum building. The Board requested to see at a later date the revised nomination to be submitted to the National Register. Vote: 7-0.

CAPITOL HILL HISTORIC DISTRICT

1108 Constitution Avenue NE, HPA 22-173; concept/infill dogleg and construct two-story addition at rear; construct window well at front elevation.

The Board found the project to be compatible with the Capitol Hill historic district, pending ANC approval, and delegated final approval to staff. Vote:7-0.

DUPONT CIRCLE HISTORIC DISTRICT

1322-1326 18th Street NW, HPA 22-144, concept/five-story rear addition, alterations.

The Board did not take an action but asked the applicant to revise the proposal to reduce the visibility of the addition from the north and east and return for further review when ready.

MARCH 31ST AGENDA

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Carisa Stanley Beatty, Matt Bell, Linda Greene, Outerbridge Horsey, Sandra Jowers- Barber and Gretchen Pfahler. Absent: Alexandra Jones.

U STREET HISTORIC DISTRICT

1250 U Street NW, HPA 21-421, revised concept/new construction of apartment building and flats.

The Board found the revised proposal for the U Street apartment building (option B, with the cut-out at the corner for the improved Metro access) to be compatible in height and mass with the U Street Historic District but that the proposed redevelopment of the mid-block alley is incompatible, as it results in the elimination of the original Temperance Court alley configuration. The project should return to the Board for revised review of the alley site plan and architectural plans when ready. Vote: 7-0.

HISTORIC LANDMARK

5425 Western Avenue NW (Lisner-Louise-Dickson-Hurt Home), HPA 22-039, courtesy concept review/construction of four-story addition.

The Board did not take a vote but found the site plan and basic massing for the addition to be compatible and not compromising the eligibility of the building. However, the Board expressed design concerns with the lack of modulation of the building's elevations and roofline and the architectural expression of the top floor.

MASSACHUSETTS AVENUE HISTORIC DISTRICT

1776 Massachusetts Avenue NW, HPA 22-184; concept/façade alterations.

The Board did not take an action but expressed general support for the proposed three-bay façade and treatment at the top of the building. However, the Board asked that the base of the building be more assertively expressed, that the language of the projecting bays be woven through the curtain wall, and that further consideration be given to the proposed use of laminated wood as the predominate material. The Board noted that the ANC's concern regarding the garage door on the front of the building had been addressed by the applicant through redesign. The Board asked that the design be revised and include eye-level renderings of the concept showing the proposal in context be provided when it returns for further review.

ANACOSTIA HISTORIC DISTRICT

1231 Good Hope Road SE, HPA 22-149, concept/add two stories plus penthouse to existing one-story building.

The Board did not take an action but expressed a preference for the "stepped façade" option and window studies 1A, 2A, and 2C, and asked that the penthouse be reduced to the minimum necessary to house mechanical equipment. The Board asked that section drawings and shadow studies of the proposal be provided that showed the relationship with the houses on U Street.

CLEVELAND PARK HISTORIC DISTRICT

3519 Lowell Street NW, HPA 22-141, concept/two-story garage.

The Board found the concept for a two-story garage to be compatible with the property and historic district, and delegated final construction approval to staff. Vote: 7-0.

CONSENT CALENDAR

The Consent Calendar was approved on March 24 by a vote of 5-0.

BLOOMINGDALE HISTORIC DISTRICT

1940 1st Street NW, HPA 22-186; permit/add third story and deck.

CAPITOL HILL HISTORIC DISTRICT

242 11th Street NE, HPA 22-174; concept/construct three-story addition at rear and roof; construct areaway at front elevation; add second story to existing one-story garage.

821 Massachusetts Avenue NE, HPA 22-176; concept/install deck at roof.

634 East Capitol Street NE, HPA 22-175; concept/construct two-story addition plus roof deck at rear.

103 4th Street NE, HPA 22-179; concept/add second story to existing one-story rear addition.

1105 D Street NE, HPA 22-185; concept/exterior spiral stair and roof deck at rear.

DUPONT CIRCLE HISTORIC DISTRICT

1527-1529 18th Street NW, HPA 22-172; concept/add fourth and fifth floor additions at roof; remove fire escapes.

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>.