

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
May 25 and June 1, 2017

MAY 25 AGENDA

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

WALTER REED ARMY MEDICAL CENTER HISTORIC DISTRICT
6800 Georgia Avenue NW, HPA 17-304, concept/new construction, apartment-condominium-retail complex.

The Board approved the project in concept, as revised, with the condition that the applicant address the comments in the staff report and the following additional comments of the Board, to be reviewed again by the Board at design development: other colors may be consider for the attic/penthouse fiber-cement panels; the landscapes around the buildings may be distinct from each other, but they must better relate to the buildings; there should not be fences within the park-like space between Building A and Buildings 8 and 9; the courtyard within the U-shaped Building A should be shown in elevations, and the south façade brick should return farther into the courtyard. Vote: 8-0.

MOUNT PLEASANT HISTORIC DISTRICT
1745 Harvard Street NW, HPA 17-294, permit/two-story rear addition.

The Board approved the project in concept as compatible with the character of the historic district, with delegation to staff of further review, including working out a compatible front door and the relationship between the proposed bay and the neighbor's chimney. Vote: 8-0.

HISTORIC DISTRICT NOMINATION
Emerald Street Historic District, Emerald Street NE and 517-519 13th Street and 518-520 14th Street NE, Case 17-05.

The Board designated Emerald Street a historic district to be entered into the D.C. Inventory of Historic Sites at the local level of significance, and recommended that the nomination be forwarded to the National Register of Historic Places. Vote: 7-1 (Greene opposed).

CAPITOL HILL HISTORIC DISTRICT
316 G Street, NE HPA 17-227, concept/rooftop and three-story rear addition.

The Board approved the concept as consistent with the purposes of the preservation act with the stipulation that a mock-up of the rooftop addition is constructed prior to construction to confirm visibility, and that the side-addition at the dog-leg is eliminated from the scope of work. Vote: 6-2.

SHAW HISTORIC DISTRICT

1329-1337 11th Street NW, HPA 17-187, concept/lot combination subdivision, rear and penthouse additions.

The Review Board advised the applicant to revise the concept design as described in the staff report and recommendation and return to the Board for further review. Vote: 8-0.

HISTORIC LANDMARK/CLEVELAND PARK HISTORIC DISTRICT

Tregaron, 3100 Macomb Street NW, HPA 16-053, revised concept/construction of new classroom building and site alterations.

The Board concluded hearing the public testimony and continued the case to June 22 for the applicant's closing statement, HPO report, and Board deliberation.

JUNE 1 AGENDA

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

ANACOSTIA HISTORIC DISTRICT

2100 Martin Luther King Jr. Avenue SE, HPA 16-687, revised concept/construction of three-story, 30-unit apartment building.

The Board approved the concept and delegated to staff further review of the project, to address the comments raised in the staff report, as well as the Board's additional comments regarding: 1) the relationship in character between the porch and the entrance canopy; 2) the size of the second-floor window openings; 3) the window openings in the northwest re-entrant corner; 3) the reduction in the use of precast concrete at the window openings, in favor of a brick flat arch; and 4) the minimization of the prominence of rooftop features. Vote: 6-0 (Pfaehler recused; Ally and Landis absent).

U STREET HISTORIC DISTRICT

725 T Street NW, HPA 17-305, permit/public space steel frame canopy.

The Board denied issuance of the permit as project is inconsistent with the purposes of the preservation act and incompatible with the character of the historic district. The Board request that HPO staff work with applicant on a modified canopy structure that is in character with the historic district to be reviewed at staff level.

Vote: 8-0 (Landis absent).

WASHINGTON HEIGHTS HISTORIC DISTRICT

2412 Rear 18th Street NW, HPA 17-416, concept/add second floor to commercial garage.

The Board directed the applicants to consider adding a dormer or finding another solution that does not raise the roof; or to propose to raise the roof in a manner that better maintains the building's historic industrial character and to reconsider the location of the roof terrace.

Vote: 8-0 (Landis absent)

WOODLEY PARK HISTORIC DISTRICT

2607 Connecticut Avenue NW, HPA 17-251, concept/rear and roof addition. *Withdrawn at the request of the applicant.*

CONSENT CALENDAR

The Board considered and approved the following item on the consent calendar on May 25. Vote: 7-0 (Horsey and Landis absent).

LANDMARK NOMINATION

Lafayette Elementary School, 5701 Broad Branch Road NW, Case 17-08.

The Board recommended that the nomination be revised to add more information on Albert Harris's career and that there be discussion of any important landscape features.

CAPITOL HILL HISTORIC DISTRICT

516 3rd Street, NE HPA 17-397 concept/rear addition, basement entrance and garage demolition.

The Board requested that the staff ensure that the “period-specific” entry stair be a cast-iron stoop compatible with the house.

17 6th Street NE, HPA 17-298 concept/rear and rooftop additions and garage addition.

The Board recommended approval with the conditions that the utility meters be located in the areaway; that the basement stair layout be resolved to avoid unsafe or non-compliant winder-stair depths; that the fiber-cement not be joined with fasteners exposed on the surface; that the casement window details be clarified; and that the lintels be a precast or cast stone of compatible color and texture.

CLEVELAND PARK HISTORIC DISTRICT

3035 Rodman Street NW, HPA 17-247, concept/rear additions.

SHERIDAN KALORAMA HISTORIC DISTRICT

2206 Decatur Place, NW, HPA 17-339, alteration/replace special windows.

The Board moved the case to the June 1st agenda.

U STREET HISTORIC DISTRICT

1469 Florida Avenue NW, 17-245, revised concept/rear addition and structural stabilization.

911 T Street NW, HPA 17-411, concept/rear addition.

The Board recommended approval with conditions the applicant replace the front yard fence with a compatible iron fence; replace the exterior façade entry door with a historic solid panel door; and replace the glass block window with compatible one over one double hung; and that final review be delegated to staff.

WASHINGTON HEIGHTS HISTORIC DISTRICT

2009 18th Street NW, HPA 16-698, revised concept/new construction.

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>

