

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS**  
**March 28 and April 4, 2019**

**MARCH 28 MEETING**

Present: Marnique Heath, Chair; Brian Crane, Outerbridge Horsey, Sandra Jowers-Barber, Chris Landis, and Gretchen Pfaehler. Absent: Andrew Aurbach, Thomas Brokaw and Linda Greene.

**AGENDA**

**LANDMARK DESIGNATION HEARING**

Holy Redeemer College, 3112 7<sup>th</sup> Street NE, Case 19-04.

The Board designated Holy Redeemer College (Square 3645, Lots 828 and 829) a historic landmark in the D.C. Inventory of Historic Sites and recommended that a nomination be forwarded to the National Register of Historic Places for listing at the local significance. Vote: 5-0.

**MOUNT PLEASANT HISTORIC DISTRICT**

1656-1658 Park Road NW, HPA 19-208, permit/construct second story on garage; subdivision to combine two buildings and their lots; alterations.

The Board did not recommend approval of a permit for the garage addition as proposed, but expressed support for a second story if the plans could be revised for a more compatible massing and the materials and details can be improved and clarified. The Board also expressed support for a combination of the lots and buildings, if it can be shown that the connection between the buildings is minimal, and the total demolition of structure within the buildings is less than what constitutes “demolition in significant part” of each. Finally, the Board expressed support of the staff recommendations to address the alterations and repairs made without permits. Vote: 6-0.

1835 Irving Street NW, HPA 19-224, concept/attic addition and roof deck.

The Board approved the concept and delegated further review to staff with the following conditions: (1) that no part of the addition or its appurtenances be visible from Irving Street over the house’s roof ridge; (2) that an exterior cladding appropriate to a street-exposed addition be proposed; and (3) that the roof deck be pulled forward at least 42 inches—or, alternatively, that the rear-porch roof be reconstructed lower to incorporate the deck and possibly eliminate the rear dormers. Vote: 6-0.

**CAPITOL HILL HISTORIC DISTRICT**

209 C Street SE, HPA 19-218, concept/site and building alterations

The Board found the project to be compatible with the Capitol Hill Historic District, with the following conditions: (1) The primary entrance stairs will be restored and reinstalled; (2) the roof deck is not expanded in size from that shown in the 2017 approved permit drawings; (3) the relocated mechanical equipment and solar panels are shown through a flag test to be not visible from public street view; and (4) that the design of the rebuilt breezeway addition be simplified to

further distinguish it from the main building. The Board felt creating a cut through the front yard's topography could be supported because of the unique features of the property including an existing secondary entrance at the breezeway addition. Final approval was delegated to staff. Vote: 6-0.

620 C Street SE, HPA 19-222, concept/façade alterations and third story addition.

The Board asked to hear this case again in April before making a final determination but generally supported the alterations to the first-floor openings, and the proposed second floor addition if it was kept in line at the rear with the adjacent property to the west. The Board recommended the proposed third floor be pushed back for less visibility, to be visually lightened through the inclusion of more glass and lighter colors, and to not be designed as a traditional mansard. Vote: 6-0.

#### **14<sup>TH</sup> STREET HISTORIC DISTRICT**

1340 Corcoran Street NW, HPA 19-069, permit/trellis structure in front yard.

The Board considered a request from the owner to defer the case but since the project has been pending since November, involved unpermitted construction, and a resolution from the ANC had been received, the Board proceeded to hear the case. The Board found that the front yard patio paving maintained an acceptable balance of paving and landscaping that is compatible with the character of front yards in the 14<sup>th</sup> Street Historic District but found the trellis structure incompatible with the historic district. Vote: 5-0.

#### **~~SHAW HISTORIC DISTRICT~~**

~~1225 11th Street NW, HPA 19-210, concept/fourth floor addition.~~

*This case was deferred at the request of ANC 2F.*

### **APRIL 4 MEETING**

Present: Marnique Heath, Chair; Andrew Aurbach, Thomas Brokaw, Brian Crane, Linda Greene, Outerbridge Horsey, Sandra Jowers-Barber, and Gretchen Pfaehler. Absent: Chris Landis.

### **AGENDA**

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

3432 Connecticut Avenue NW, HPA 19-209, concept/two-story roof addition and site alteration.

The Board found the concept for alterations to the building's structure, front grade, first floor elevation and fourth floor roof addition to be generally compatible with this building and its context within the Cleveland Park Historic District, with the following conditions: (1) further refinement to the design of the first floor should be undertaken to retain more of the building's distinctive character and architectural features; (2) the design of the fourth floor should be further developed to better relate to the character of the building; (3) the penthouse level should be pulled substantially back from the front so that it is not seen above the fourth floor's front elevation, and reduced in height and prominence. Vote: 6-1

**TAKOMA PARK HISTORIC DISTRICT**

220 Aspen Street NW, HPA 19-166, concept/rear addition.

The Board found the concept for a rear two-story addition to be compatible with the historic district and delegated final approval to staff. Vote: 8-0.

**BLOOMINGDALE HISTORIC DISTRICT**

150 S Street NW, HPA 19-233, concept/new construction on four lots.

The Board found the concept to subdivide 150 S Street NW into 4 new lots and build four new, three-story tall brick buildings on half basements to be compatible with the character of the historic district, and that dimensions, proportions and components should be revised and return to the Board after further development. Vote: 8-0.

**SHAW HISTORIC DISTRICT**

1313 11th Street NW, HPA 19-145, concept/rear and partial fourth floor addition.

Board found a concept to demolish 1313 11<sup>th</sup> Street NW and build a projecting bay rowhouse with mansard roof and two-story projecting bay to be compatible with the character of the historic district, consistent with the purpose of the preservation act, and that final approval be delegated to staff. Vote: 8-0

**HISTORIC LANDMARK**

4866 Massachusetts Avenue NW, Spring Valley Shopping Center, HPA 19-207, permit/erect seasonal temporary enclosures.

The Board found the permit for temporary enclosures for seasonal use for up to 120 days each year compatible with the character of the landmark and delegated final approval to staff. Vote: 8-0.

**DUPONT CIRCLE HISTORIC DISTRICT**

1746 Q Street NW, HPA 19-172, concept/two-story addition and roof addition.

The Board found the 2-story addition, roof addition, and roof deck incompatible with the character of the historic district but offered support for the concept of a 1-story addition with a deck on top. Vote: 8-0.

1613 S Street NW, HPA 19-216, concept/rear and roof additions.

The Board found a rear addition compatible with the condition that the rear wall be in one plane and the design retain a dogleg form. The Board also found that a roof addition was supportable subject to HPO approval of setback. Vote: 6-1

1739 Q Street NW, HPA 19-219, permit/one-story rooftop addition plus deck.

The Board found the concept of a roof addition and roof deck compatible as long as the length does not exceed what is in the HPRB set of plans and the roof over the rear door is no more than 18" above the door. Vote: 5-2

**CONSENT CALENDAR**

The following items were approved on the Consent Calendar on March 28 by a vote of 5-0.

**LANDMARK DESIGNATION**

Rose Lees Hardy School, 1550 Foxhall Road NW, Case 18-10

**CAPITOL HILL HISTORIC DISTRICT**

124 11<sup>th</sup> St SE, HPA 19-137, concept/rear and rooftop additions  
522 6th Street SE, HPA 19-189, concept/rear two-story addition

**DUPONT CIRCLE HISTORIC DISTRICT**

1732 P Street NW, HPA 19-168, concept/second-story garage addition

**GEORGETOWN HISTORIC DISTRICT**

2801-2805 M Street NW, HPA 19-170, permit/subdivision to combine two lots into one

**MOUNT PLEASANT HISTORIC DISTRICT**

1853 Irving Street NW, HPA 19-181, concept/raze garage, construct patio, fence and gate

**PENNSYLVANIA AVENUE HISTORIC DISTRICT**

512 10<sup>th</sup> Street NW, HPA 19-100, revised concept/alterations and roof addition

---

The following item was approved on the Consent Calendar on April 4 by a vote of 8-0.

**KALORAMA TRIANGLE HISTORIC DISTRICT**

2322 19th Street NW, HPA 19-167, concept/new garage with accessory dwelling unit.

---

Transcripts of this Historic Preservation Review Board Meetings may be purchased from the court reporting agency that covered this hearing – Olender Reporting, Inc. (202) 898-1108, [www.olenderreporting.com](http://www.olenderreporting.com), or [info@OlenderReporting.com](mailto:info@OlenderReporting.com). Copies of individual staff reports that are prepared in advance of the hearing are posted on our website at <https://planning.dc.gov>.