

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS**  
**November 16, 2017**

**NOVEMBER 16 MEETING**

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

**AGENDA**

**DESIGNATION HEARINGS**

PEPCO Harrison Street Substation, 5210 Wisconsin Avenue NW, Case 17-23.

The Board designated the PEPCO Harrison Street Substation, 5210 Wisconsin Avenue NW, a historic landmark in the D.C. Inventory of Historic Sites, and recommended that the nomination be forwarded to the National Register of Historic Places for listing as of local significance, with a period of significance of 1940. The Board considered the ANC position in opposition to the designation, but disagreed with several of the ANC's conclusions about the nature of the filing, the historic integrity of the building, and the potential effect of the designation. The Board credited HPO testimony that the application had been properly filed and processed. The Board found that the character-defining feature of the property is the street façade on Wisconsin Avenue, and agreed with the HPO report that the façade has a high degree of integrity to its original design. The Board also disagreed with the ANC's inference that the designation would result in a delay of the ongoing renovation of the substation, and would preclude redevelopment of the site in the future. The Board noted for the record that a letter of support for the designation had been received from the property owner. In addition, the ANC resolution supported the restoration of the façade to its historic appearance. Vote: 5-0.

St. Paul's College, 3015/3025 4th Street NE, Cases 17-14 and 17-21.

The Board designated St. Paul's College, 3015/3025 4<sup>th</sup> Street NE, a historic landmark in the D.C. Inventory of Historic Sites with the modified boundaries recommended by HPO, and recommended that the relevant historical information in the two nominations be combined and archaeological potential be addressed in the final nomination for forwarding to the National Register of Historic Places for listing as of local significance. Vote: 5-0.

Equitable Life Insurance Company Headquarters, 3900 Wisconsin Avenue NW, Case 17-19.

The Board designated the Equitable Life Insurance Company at 3900 Wisconsin Avenue a historic landmark in the D.C. Inventory of Historic Sites, and recommended that the nomination be forwarded to the National Register of Historic Places for listing as of local significance, with a period of significance 1956-1963. Vote: 5-0.

**HISTORIC LANDMARK**

Equitable Life Insurance Company, 3900 Wisconsin Avenue NW, 17-495, concept/new construction.

The Board found the concept to be compatible with the character of the landmark, concurred with the recommendations made in the HPO report and also recommended that Building 3 could be quieter and simpler in design and that Building 4 should be pulled further back from Wisconsin Avenue, and the project return for final review when appropriate. Vote: 6-0.

#### **SAINT ELIZABETHS HISTORIC DISTRICT**

1100 Alabama Avenue SE, HPA 17-589, revised concept/addition of glass entry vestibules.

The Board approved the project in concept, including the further development of Option A (and an Option C introduced at the hearing) for the exterior entry additions, and delegated further review to staff to address the issues raised in the staff report. Vote: 5-0.

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

1529 16th Street NW, HPA 17-664, concept/additions, rooftop penthouse and rear.

The Board approved the concept for the rear alterations, with the condition that the extent of night time lighting of the stair be minimized, and found that the penthouse and roof terrace should continue to be studied to reduce its visibility and return for further review when ready. Vote: 6-0.

#### **CAPITOL HILL HISTORIC DISTRICT**

1015 D Street SE, HPA 18-041, concept/alterations, rear addition and dormers.

The Board found the revised concept to be consistent with the purposes of the preservation act with the conditions the applicant work with HPO Staff to revise the plans to to show substantial retention and, if necessary, adaptation of the existing stained-glass windows. Vote 6-0

716 L Street SE, HPA 17-658, concept/rear and rooftop additions and storefront infill.

The Board found the general concept for rear and roof additions to be compatible with the character of the historic district, with the following conditions: (1) The rooftop addition should be pulled back from the front elevation a minimum of 20 feet to ensure that it is not visible from directly in front of the building on L Street; (2) The roof top addition's east elevation should be clad in metal to better differentiate the addition from the volume of the historic building; (3) The west side addition should be pulled back so that it aligns with the back of the existing building; (4) The design of the new storefront should be revised as described in the HPO staff report; (5) The replacement windows at the primary elevation should replicate the historic six-over-one window configuration; and (6) Final approval delegated to staff. Furthermore, the applicant is directed to share the above listed changes to the ANC. Vote: 6-0

#### **SHAW HISTORIC DISTRICT**

1501 9th Street NW, HPA 17-434, concept/enclosed sidewalk café.

The Board advised the applicant that the location of the enclosed sidewalk café was incompatible and should either be moved west to project from the building, or that the seating area remain open. No vote taken.

#### **CONSENT CALENDAR**

The Board considered and approved the following items on the consent calendar. Vote: 5-0.

**DESIGNATION HEARINGS**

Homestead Apartments, 812 Jefferson Street NW, Case 17-15.

**HISTORIC LANDMARKS**

PEPCO Harrison Street Substation, 5210 Wisconsin Avenue NW, HPA 18-014, concept/façade restoration and exterior alterations.

Benjamin Franklin School, 925 13th Street NW, HPA 17-667, concept/interior rehabilitation and exterior preservation.

Capitol Park Towers, 301 G Street SW, HPA 15-368, renewal of concept approval for additions.

Metropolitan Club, 1700 H Street NW, HPA 17-487, revised concept/one-story roof addition.

**CAPITOL HILL HISTORIC DISTRICT**

421 Seward Square SE, HPA 18-044, concept/rooftop addition.

**DUPONT CIRCLE HISTORIC DISTRICT**

1615 Riggs Place NW, HPA 18-045, concept/basement addition, demolition and construction of rear addition with balcony.

*The Board heard concerns from the ANC SMD and a neighbor regarding the materials of the addition and the lengthening of the front side window and directed HPO to work with the applicant on these issues.*

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

1335 Corcoran Street NW, HPA 17-661, concept/three-story rear addition.

1310-1312 Vermont Avenue NW, HPA 18-047, concept/rear and side addition.

**MCMILLAN PARK RESERVOIR HISTORIC DISTRICT**

350 McMillan Drive NW, HPA 17-407, construction of new DDOT Materials Testing Laboratory.

**U STREET HISTORIC DISTRICT**

915 French Street NW, HPA 18-006, concept/third floor addition and roof deck.

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