

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
January 22 and 29, 2015

The Historic Preservation Review Board met and considered the following items on January 22 and 29, 2015.

January 22, 2015

Present: Gretchen Pfahler (Chair), Rauzia Ally, Andrew Aurbach, Maria Casarella, Graham Davidson, Nancy Metzger, Joseph Taylor, Charles Wilson.

AGENDA:

HISTORIC DESIGNATION HEARING

Editors Building, 1729 H Street NW, Case #13-02 [*continuation of December 18, 2014 hearing*].

After careful consideration, the Historic Preservation Office recommends that the Board designate the former office building known as the Editors Building at 1729 H Street NW (now the Hampton Inn Washington D.C./White House) to the D.C. Inventory of Historic Sites. It is further recommended that the landmark nomination be forwarded to the National Register of Historic Places for listing at the local level of significance. Vote:6-0-1 (Aurbach abstained).

HISTORIC LANDMARK

Western High School (Duke Ellington School of the Arts), 3500 R Street NW, HPA 14-133, revisions to concept.

The Board expressed overall support for the recent design refinements and specifically agreed that the dimensions and proportions of the redesigned “lantern reading room” were appropriate. Other comments stressed the need to reduce the “heaviness” of the new entry porch doors, provide additional information about the proposed materials and finishes, and ensure that interpretive exhibits are developed for the school. Based upon supplemental materials provided by the project architect, the Board also approved a very recent proposal to relocate the garage entrance from Reservoir Road to 36th Street, NW. Finally, the Board unanimously approved the staff report and delegated all remaining review to staff, but expressly requested that additional information about materials and finishes be submitted to the Board for consent calendar review at a future date. Vote 7-0.

CLEVELAND PARK HISTORIC DISTRICT

3456 Macomb Street NW, 15-113, concept/exterior elevator shaft.

The Board found option two compatible, but requested the applicant explore centering the elevator shaft in the middle of the sunroom’s east elevation. If that approach is unsuccessful, they recommended the applicant proceed with option two. Vote: 7-0.

2820 Ordway Street NW, 15-138, concept/side addition.

The Board found the concept compatible with the house and historic district, but recommended the applicant continue to work with staff on the design of the street-facing elevation, particularly the bay. Vote: 7-0.

KALORAMA TRIANGLE HISTORIC DISTRICT

Kalorama Playground Archeological Site/Kalorama Playground, 1875 Columbia Road NW, HPA 15-132, concept/new plaza, erosion control.

The Board found the concept compatible with historic district and consistent with the purposes of the preservation act delegating further review to staff with the condition that DPR explore simplification to retain more of the existing plaza design. Vote: 4-0-1 (Metzger abstained)

HISTORIC LANDMARK

Martin Luther King Jr. Memorial Library, 901 G St NW, HPA 15-137, concept/roof addition, interior and exterior alterations.

The Board provided further general guidance on aspects of the concept proposal including limiting the opening of the public cores at the vestibule, limiting the use of clear glass at public cores, considering how to retain the design intent of the central cores on floors 2-4, limiting the addition to one story in consideration of the existing building's 4-story height, considering the use of escalators, and retaining details such as handrails, clocks, signage, etc. (Ally recused)

January 29, 2015

Present: Gretchen Pfaehler (Chair), Rauzia Ally, Andrew Aurbach, Maria Casarella, Graham Davidson, Nancy Metzger, and Charles Wilson. Absent: Joseph Taylor

AGENDA:**CAPITOL HILL HISTORIC DISTRICT**

645 Maryland Ave NE, HPA 15-065, concept/ rear and roof addition.

The Board found the revised concept for a two-story addition to be compatible with the Capitol Hill Historic District and direct the applicant to work with staff to further refine the design to include bringing the addition flush with the neighbor to the west, developing the landscape plan, dimensioning the roof deck and limiting its size, refining the rear elevation, and raising the sills of the second story windows. Vote: 5-0

510 Independence Ave SE, HPA 15-095, concept/rear and roof addition.

The Board found the concept to be compatible with the Historic District and direct the applicant to work with staff on limiting the amount of interior demolition. Vote: 6-0

U STREET HISTORIC DISTRICT

1508 Caroline Street NW, HPA 15-147, roof and rear addition.

The HPO recommends that the Board find this concept for a third floor addition to be incompatible with the historic district; to find a two-story rear addition, one-story side addition, and basement entrance compatible. The board adopted the staff report recommendations. Vote: 6-0-1 (Ally abstained)

MOUNT VERNON SQUARE HISTORIC DISTRICT

440 Ridge Street NW, HPA 15-135, concept/addition, third story on top of two-story frame rowhouse.

The Board found a revised concept for a 3-story rear addition, instead of an addition on top of the house, to be compatible with the historic district on the condition that a flag-test showing that the addition will not be visible from Ridge Street. Vote: 7-0.

448 Ridge Street NW, HPA 15-061, concept/four three-story rowhouses.

The Board did not find the revision compatible with historic district and reiterated their previous motion from December 2014 in which the Board approved a four new 3-story rowhouses on the condition that the third story be sufficiently setback so that it would not be prominently visible from Ridge Street. Vote: 7-0.

HISTORIC LANDMARK

McMillan Sand Filtration Site, 2501 1st Street, NW, HPA 15-133, subdivision.

The Board advised the Mayor's Agent that it finds the subdivision of the McMillan Sand Filtration Site to be incompatible with the character of the landmark but reconfirmed that the master plan had been developed with considerable input and consensus of the Board to mitigate many of the adverse effects of the subdivision in the event that the project is found to be one of special merit. However, the Board also expressed its belief that a more detailed preservation and rehabilitation plan needs to be developed to outline what specifically will be done to each of the historic resources, by whom, and when in the course of development these will take place to ensure that the site remains unified and cohesive. Vote: 7-0.

McMillan Sand Filtration Site, 2501 1st Street, NW, HPA 15-090, concept/mixed use, multiple dwelling building with ground-level retail on north service corridor.

The HPRB did not find the height, massing, architectural design or the use of the road-spanning bridge element to be compatible with the landmark or the master plan. Vote: 6-0

CONSENT CALENDAR: - JANUARY 22, 2015

The Board approved the following items on the consent calendar on January 22 by a vote of 7-0.

CAPITOL HILL HISTORIC DISTRICT

240 9th Street NE, HPA 15-134, concept/addition to garage.

21 7th Street NE, HPA 15-152, concept/rear deck and siding .

213 11th Street SE, HPA 15-052, concept/addition to garage and trellis.

CLEVELAND PARK HISTORIC DISTRICT

3601 35th Street NW, HPA 15-070, concept/side addition, stairwell enclosure, and garage demolition.

DUPONT CIRCLE HISTORIC DISTRICT

2138 O Street NW, HPA 15-167, third-floor addition and roof deck.

14TH STREET HISTORIC DISTRICT

1527 12th Street, NW, HPA 15-097, rear addition and areaway.

FORT CIRCLE PARKS HISTORIC DISTRICT

3779 Ely Place, SW, HPA 15-136, demolition and replacement of Ft. DuPont Ice Arena.

MOUNT PLEASANT HISTORIC DISTRICT

3240 19th Street NW, HPA 15-102, concept/roof addition and roof deck.

CONSENT CALENDAR: JANUARY 29 2015

The Board approved the following items on the consent calendar on January 29 by a vote of 6-0.

TAKOMA PARK HISTORIC DISTRICT

7220 Blair Road NW, HPA 14-719, concept/new garage construction.

Transcripts of 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, or info@OlenderReporting.com. Copies of individual staff reports that are prepared in advance of the hearing are posted on our website at <http://planning.dc.gov>