

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
February 26 and March 18, 2015

The Historic Preservation Review Board met and considered the following items on February 26 and March 5, 2015.

February 26, 2015

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

AGENDA

CAPITOL HILL HISTORIC DISTRICT

1013-1015 E Street SE, HPA 14-720 and 14-721, revised concepts/rear additions and new basement entrances.

The Board found the concept to be compatible with the Capitol Hill historic district with the condition that the applicants work with the staff archaeologist to determine if there are archaeological resources at 1013, work with DCRA to make sure all life-safety requirements are met, submit a restoration plan for the facades of the buildings before any permitting, and study improvements to the circulation. The Board's approval shall not be construed as representing support for any necessary zoning relief. The Board delegated final approval to staff. Vote: 4-1. (Casarella, Davidson, Ally absent).

U STREET HISTORIC DISTRICT

1826 15th Street NW, HPA 15-094, roof addition and new garage.

The Board found the concept incompatible with historic district and inconsistent with the purposes of the preservation act. The Board's decision should not be construed as endorsement or support for any necessary zoning relief. Vote: 6-0 (Davidson and Ally absent).

ANACOSTIA HISTORIC DISTRICT

1234 W Street SE, HPA 15-098, revised concept/construction of three-story school.

The Board denied the concept as incompatible with the character of the historic district. While improved in some ways, the Board found the building too large for this aggregation of small house lots, that it represented a stretching of the large-building character of the commercial corridor into the finely-scaled residential neighborhood. The Board found the parcel to be too shallow to provide a proper front yard for such a large institutional building or for appropriate landscaping and recreation space for the students around the building (and a proposed lay-by for student drop-offs would eat into it further). The Board also found that the taller and deeper building would be too close to the small house at 1224 W Street and would not relate well to the houses on 13th Street. And the Board found that evocation of townhouses in the building's design was not appropriate to a well-composed institutional building. Vote: 8-0.

SITE VISIT

Corcoran Gallery of Art, 1700 New York Avenue/500 17th Street/1701 E Street NW, Case 13-01,
The Board conducted a site visit in advance of considering the designation application at its public meeting on March 26.

March 18, 2015

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

AGENDA

~~14TH STREET HISTORIC DISTRICT~~

~~1421 Corcoran Street, NW, HPA 15-139, raze of non-contributing building; construction of three-story rowhouse.~~

Deferred to March 26th meeting at request of applicant

DOWNTOWN HISTORIC DISTRICT

610-624 Eye Street NW, HPA 14-242, revised concept, addition/new construction.

The Board found the revised concept sufficiently compatible with the character of the Downtown Historic District to warrant forwarding the case to the Mayor's Agent for review of the demolition permit, with the following comments:

- The bridge element should be redesigned to reduce visual weight at the top
- The retail windows on the side of 620 Eye Street should continue to be studied, perhaps with a series of smaller windows rather than a single large storefront;
- Views of project from west should be developed, and building and penthouse designed to respond to this view;
- Look at pulling penthouse off west wall or use design to break down the scale;
- The use of vertical color bands was encouraged, and should be further developed;
- The extent of new construction atop the alley buildings was acceptable but some change in plane of the first new floor atop them on the west wall should be considered;
- Option 2, with a stepped height above the alley buildings, was preferred;
- Evaluate relocating lobby to 612 and 614 Eye rather than 616 to eliminate awkward entrance sequence and unused door at 614;
- The two story element on the west tower should be studied to reduce the scale.

If it is found consistent with the purposes of the preservation act as a project of special merit by the Mayor's Agent, the project should return to the Board for final design review. Vote: 5-0.

CONSENT CALENDAR

The Board approved the following items on the consent calendar on February 26 by a vote of 5-0 (Ally, Casarella and Davidson absent).

CAPITOL HILL HISTORIC DISTRICT

900 11th Street SE, HPA 14-527, concept/new construction. (The Board recommended that the applicant work with staff on specific landscape plans and re-study the landscape section drawings including the curb, study the weight of the cornice on the top floor, and the restudy of the 11th Street bays to make them more similar to those on I Street.)

412 7th Street NE, HPA 15-199, concept/enclose rear porch. (The Board encouraged the applicant to work with the Capitol Hill Restoration Society.)

DUPONT CIRCLE HISTORIC DISTRICT

1734 R Street NW, HPA 15-059, rear addition and roof deck.

14TH STREET HISTORIC DISTRICT

1330 Vermont Avenue, NW, HPA 15-140, rear addition.

MOUNT VERNON SQUARE HISTORIC DISTRICT

206 Morgan Street NW, HPA 14-544, concept/two-story brick rowhouse.

16TH STREET HISTORIC DISTRICT

2024 16th Street, NW, HPA 15-131, concept/rear addition. (The Board stated on the record that although the resulting product was consistent with the Preservation Act, they do not condone the work being done without a permit and stress the importance of following all permitting regulations.)

U STREET HISTORIC DISTRICT

2024 15th Street NW, HPA 15-202, rear/roof addition.

DENIAL CALENDAR

The Board approved the following items on the denial calendar on February 26 by a vote of 5-0 (Davidson, Ally, and Casarella absent).

WASHINGTON HEIGHTS HISTORIC DISTRICT

2431 18th Street NW, HPA 15-196, storefront replacement, façade alterations.

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