

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS

July 26, 2018

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

HISTORIC DESIGNATION HEARING

Proposed Bloomingdale Historic District, Case 17-17.

After close review of the application and supporting materials, the Historic Preservation Review Board voted to designate the Bloomingdale Historic District to be entered into the D.C. Inventory of Historic Sites, and to forward the nomination, with technical revisions, to the National Register of Historic Places. The Board addressed the concerns voiced by the ANC in its vote to oppose the designation. In particular, the Board recognized that the historic district designation process needs improvement, but that in this case, the public outreach was implemented effectively, efficiently and in conformance with current procedures. The Board also found that historic district designation versus landmark designations more fully tells the story of the neighborhood's history and more appropriately recognizes the quality architecture. Finally, the Board found that despite the recent alterations to buildings in Bloomingdale, the historic district is overwhelmingly intact and retains its integrity. Vote: 8-0.

MOUNT PLEASANT HISTORIC DISTRICT

1900 Lamont Street NW, HPA 18-501, permit/installation of CT cabinet.

The Board found the proposal to be generally compatible, if the following conditions are observed: (1) the retaining wall should be parged and the whole wall repaired, with a matching coping; (2) the cabinet product information submitted should be uploaded to the application in ProjectDox; (3) the cabinet should be a matte color to roughly match that of the building's base; (4) soil should not be mounded up against the wall, but there should be plants to screen it; (5) the existing hole for the conduit shall be properly patched; (6) the retaining wall should be raised an additional "course" relative to what is drawn, and carried farther west, but short of the bedroom windows of the basement unit; and (7) the existing pipe rail around the areaway be removed, and any necessary railing there be minimized. Vote: 8-0.

WALTER REED HISTORIC DISTRICT

6900 Georgia Avenue NW, HPA 18-512, concept/new construction of 58 townhomes north of Aspen Street.

The Board approved the project in concept, with it to be developed to address the comments and recommendations in the staff report, with the exception that the sixteen-foot-wide houses may have projecting bays. The Board also observed that the lofts are unresolved and recommended that the quadruple-ganged windows not have a single jack arch. Vote: 8-0.

CAPITOL HILL HISTORIC DISTRICT

121 Tennessee Avenue NE, HPA 18-430, concept/two-story addition at rear.

The Chair has determined that the Board had insufficient time to fully consider this case, and that it should be rescheduled for the September meeting to allow the applicants to fully present their case and for the Board to give proper great weight to the resolution of the ANC.

August 2, 2018

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

CLEVELAND PARK HISTORIC DISTRICT

3426 Connecticut Avenue NW, HPA 18-384, permit/replace signage and add additional signage.

The Board approved the in-kind recreation of the original “Uptown” sign contingent on staff reviewing the tracings of the original letters, the LED tubing precisely matching the bends and curves of the original neon tubing, the color of the lighting and sign cabinets matching the existing, and a plan being developed for effective bird proofing of the new sign. The Board concurred with the resolution of the ANC and found the proposal for three signs mounted to the marquee to be incompatible and that alternative signs in a more compatible location be explored with HPO. Vote: 5-0.

MOUNT VERNON SQUARE HISTORIC DISTRICT

467-469 M Street NW, HPA 18-517, concept/subdivide into two lots; build two three-story buildings.

The Board found the subdivision and concept design for two new, three-story rowhouses at 467 and 469 M Street to be compatible with the character of the historic district, consistent with the purpose of the preservation act, and delegate final approval to staff. Vote: 5-0.

1110 6th Street NW, HPA 18-440, concept/four-story rear and rooftop addition.

The Board found the concept design for a three-story rear addition and one-story rooftop addition 1110 6th Street NW to be compatible with the character of the historic district, consistent with the purpose of the preservation act, and delegated final approval to staff. Vote: 5-0.

LEDROIT PARK HISTORIC DISTRICT

513 U Street NW, HPA 18-360, concept/rear roof addition; areaway alterations.

The Board found a three-story rear addition to the two-story rowhouse at 513 U Street NW not compatible with the character of the historic district and did not approve the concept design. Vote: 5-0.

DUPONT CIRCLE HISTORIC DISTRICT

1827-1829 M Street NW, HPA 18-518, concept/six-floor rear addition.

The case was deferred at the request of ANC 2B.

MASSACHUSETTS AVENUE HISTORIC DISTRICT

2001 Massachusetts Avenue NW, HPA 18-515, concept/three-story roof addition.

The Board found the concept design for a three-story limestone addition with gray panels and window framing to be compatible with the character of the Massachusetts Avenue and Dupont Circle Historic Districts, but that further study was needed to make sure the additional floors don't read as too horizontal, and that details such as the door placement, new awnings and elevator overrun should continue to be developed. Vote: 4-1.

U STREET HISTORIC DISTRICT

1914 8th Street NW, HPA 18-468, concept/five-story rear addition on two-story rowhouse,

The Board considered and did not support the ANC resolution and approved the concept as consistent with the preservation act with the requirement that the railing be set back 25' and the color of the addition not be black or white. Vote: 5-0

WASHINGTON HEIGHTS HISTORIC DISTRICT

1818 Vernon Street NW, HPA 18-443, concept/new basement entry doors; basement windows; new walkway with retaining wall.

The Board approved the concept as consistent with the preservation act with the provision that new basement doors and windows align with the fenestration of the first floor and be sized to match. Vote: 5-0.

CONSENT CALENDAR

The Board approved the following on the Consent Calendar on July 26. Vote:8 0.

ANACOSTIA HISTORIC DISTRICT

1305 Maple View Place SE, HPA 18-428, new construction, detached single-family house.

CAPITOL HILL HISTORIC DISTRICT

1016 Massachusetts Avenue NE, HPA 18-436, concept/one-story rear addition.

714 11th Street SE, HPA 18-474, concept/front areaway in sidewalk.

325 10th Street NE, HPA 18-509, concept/raze existing garage and replace with two-story workshop/garage.

228 9th Street SE, HPA 18-513, concept/two-story side addition, roof deck, replace doors and windows, remove stucco and restore siding.

CLEVELAND PARK HISTORIC DISTRICT

3414 Porter Street NW, HPA 18-521, permit/rooftop solar panels.

DUPONT CIRCLE HISTORIC DISTRICT

1771 N Street NW, HPA 18-516, concept/ re-skin building; expand penthouse.

1625 P Street NW, HPA 18-199, concept/change in cladding for rear addition. (Vote: 7-0, Horsey recused)

14TH STREET HISTORIC DISTRICT

1422 Q Street NW, HPA 18-500, concept/rear addition and penthouse.

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 <https://planning.dc.gov>.