

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
September 22 and 29, 2016

SEPTEMBER 22 MEETING

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

DESIGNATION APPLICATION

Union Market Terminal, parts of 1200 and 1300 blocks of 4th and 5th Streets and of the 400 and 500 blocks of Morse Street NE.

The Chair addressed the letter received by ANC 5D and continued the hearing until the November 3 meeting. No testimony was taken.

GRANT ROAD HISTORIC DISTRICT

4543 Grant Road NW, HPA 16-621, concept/construct rear addition and deck, front porch, stair tower and window openings.

The Board approved the concept as compatible on the condition that it is revised to eliminate the stair tower from the side of the building and to retain the house's north wall and the main block's overall massing. Any proposal for a revised dormer, however, must return for at least staff review. Vote: 6-0.

CAPITOL HILL HISTORIC DISTRICT

629 East Capitol Street, SE, 16-630, concept/alteration, new basement entrance, windows, and roof parapets.

The Board approved the concept as compatible with the Capitol Hill Historic District, with the revisions to the 2'0" x 2'0" single-light windows and roof coping. Vote: 6-0.

HISTORIC LANDMARK

Federal American National Bank, 619-21 14th Street NW (landmark including interior), HPA 16-626, concept/interior and exterior alterations and addition of 11 story office building to east.

The Board approved the general concept for the office building to the east on the condition that the projecting element over the bank project no more than 10 feet and that it not result in no structural connection to the bank. The Board approved the scope of exterior work, but asked that the applicants restudy the interior plan and return for further review when appropriate. Vote: 6-0.

Equitable Cooperative Building Association, 915 F Street NW (landmark including interior), HPA 16-565, concept/new interior mezzanine.

The Board approved the general concept for adapting the banking hall for restaurant use, and that the plans for the interior treatment of the landmark continue to be developed to pull the mezzanine away from the F Street frontage, simplify its design and return for further review when appropriate. Vote: 6-0.

WOODLEY PARK HISTORIC DISTRICT

~~2632 Garfield Street NW, HPA 16-544, concept/rear and roof addition, front basement entrance.~~
Case deferred at request of applicant.

SEPTEMBER 29 MEETING

Present: Gretchen Pfahler (Chair), Andrew Aurbach, Graham Davidson, Nancy Metzger, Joseph Taylor and Rauzia Ally. Absent: Brian Crane, Charles Wilson.

MOUNT VERNON SQUARE HISTORIC DISTRICT

444-446 K St NW, HPA #16-607, concept/rear 5-story addition.

The Board found the concept generally compatible with the historic district with the following conditions: (1) The existing floor level of 446 should be maintained, with the floor height difference accommodated through transitions on the interior and the original entry and stoop at 446 should be maintained; (2) The elevations of the addition should continue to be developed; detailing the screen idea, focusing on the material, and re-organizing the layout to relate to the rhythm and alignment of the historic houses should be studied; (3) the architect needs to confirm that the egress/entry door is achievable to meet code. The Board would not support jogging the north wall on 446 to create a larger entry opening; (4) The canopy at the glass slot entry should be lowered; (5) Rethink the signage and remove the large illuminated signage at the top of the building; (6) The roof deck element should be designed to maintain a generous setback from the facades and sunk into the mass of the buildings so that they are not visible from street view; (7) Continue to provide structural information as the project progresses. Vote: 5-0

923-925 5th St NW, HPA #16-622, concept/new construction of 10-story building with historic 1st floor façade.

The Board found the concept generally compatible with the historic district and encouraged the architect to re-study the window glazing and mullions at the street level. Vote: 3-2

GRANT CIRCLE HISTORIC DISTRICT

7 Grant Circle NW, HPA 16-614, concept/3-story rear addition and roof deck.

The Board found the 2-story addition to be compatible with the historic district and asked the applicant to review the 3rd-story addition with staff with a comprehensive flag test to test visibility around the circle. If there is no visibility then the Board agrees that the project is consistent with the purposes of the preservation act and asked the applicant to come back to the Board on the Consent Calendar with the revised drawings that show no visibility. Vote: 6-0.

DUPONT CIRCLE HISTORIC DISTRICT

1759-1761 P Street NW, HPA 16-627, concept/4-story new construction.

The Board approved the concept of the project and asked the architect to re-consider the brick colors and contrast. Vote: 6-0.

CLEVELAND PARK HISTORIC DISTRICT

3406 Rodman Street NW, HPA 16-463, concept/alterations to garage

The Board found the concept for alterations to a non-contributing garage for the purpose of conversion to an accessory dwelling to be compatible with the character of the historic district and delegated final approval to staff. Vote: 6-0.

3215 Newark Street, NW, HPA 16-542, roof-mounted solar panels.

The Board approved the permit for installation of solar panels as consistent with the preservation act based on the following conditions: 1) the roof material at 3215 Newark is not original or significant in defining the architectural character of the property and the installation would not obscure an original or character-defining feature; 2) set flush with the roof and away from the ridges, the installation would not result in a perceptible change in the house's massing, height, or roofline; 3) the installation's flush mounting, symmetrical composition and complementary coloration with the roof finish would not result in a discordant or visually obtrusive feature on the roof; 4) the installation would not affect the front elevation and would not be visible from directly in front of the house; its visibility would be limited to a relatively narrow site line and would be further obscured by adjacent evergreen landscaping. Vote: 6-0.

CONSENT CALENDAR

The Board approved the following items on the consent calendar on September 22 by a vote of 6-0, with the comments and revisions noted below:

HISTORIC LANDMARK NOMINATIONS

Vizcaya Apartments, 1388 Tuckerman Street NW, Case 16-14.

Valencia Apartments, 5922 13th Street NW, Case 16-15.

CAPITOL HILL HISTORIC DISTRICT

310 4th Street SE, HPA 16-468, concept/two-story rear addition

133 Kentucky Avenue SE, HPA 16-473, concept/second-story rear addition

313 11th Street NE, 16-470, concept/construction of two-story carriage with roof deck

420 12th Street SE, HPA TBD, concept for new addition to Watkins Elementary School concept

The Board approved the concept but recommended that the new entrance be better blended into the overall composition; that a greater diversity of plants be used on the green roof; and that the connectors used to attach screens to the building should be high quality and attached into the mortar joints.

CLEVELAND PARK HISTORIC DISTRICT

3300 Lowell Street, NW, HPA 16-547, concept/two-story side addition

The Board approved the concept and asked the applicant to work with HPO on simplifying the design

3520 35th Street, NW, HPA 16-620, concept/rear addition

DUPONT CIRCLE HISTORIC DISTRICT

1717-1719 Corcoran Street NW, HPA 16-623, concept/3-story rear addition and roof deck

The Board noted that the window replacements should be consistent with the HPRB regulations and noted that the existing brick needed repair and should be included in the scope of work. The Board approved the project only on the condition that the roof deck is not visible from the street views.

1716 17th Street NW, HPA 16-602, concept/3-story rear addition

The Board noted that the plans should include an interior trash room.

FOGGY BOTTOM HISTORIC DISTRICT

949 25th Street NW, HPA 16-616, concept/ addition at third story and court of rear wing.

14TH STREET HISTORIC DISTRICT

1738 14th Street NW, HPA 14-445, request for two-year extension of approved concept.

GEORGETOWN HISTORIC DISTRICT

3241 and 3245 M Street NW, HPA 16-559, subdivision/combine two adjacent lots/buildings and their commercial spaces.

U STREET HISTORIC DISTRICT

1923 9th Street NW, HPA 16-572, concept/new construction of 5-story residential building

The Board approved the concept but asked that the proportions of the windows and the detailing of the muntins continue to be developed to have stronger vertical orientation.

DENIAL CALENDAR

U STREET HISTORIC DISTRICT

The Board approved the following item on the denial calendar on September 22 by a vote of 6-0.

1914 8th Street NW, HPA 16-442, concept/3-story addition on top of 2-story building

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>