

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
November 19, 2015

The Historic Preservation Review Board met and considered the following items on November 19, 2015.

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

AGENDA

LANDMARK DESIGNATION HEARING

Kalorama Park (amendment), 1875 Columbia Road NW, Case 15-26.

The Historic Preservation Office recommends that the Board approve the Nomination to Amend the Kalorama Park Archaeological Site to include additional historic context and an expanded Period of Significance. HPO recommends that the Board forward the amended nomination to the National Register as the Kalorama Park and Archaeological Site under Criterion A with a Period of Significance of 1942-1949, and under Criterion D with a Period of Significance of 1836-1937. Vote: 5-0.

ANACOSTIA HISTORIC DISTRICT

2204-2206 Martin Luther King Jr. Avenue SE, HPA 15-463, revised concept/new three-story building and two-story addition atop one-story commercial building.

The applicant withdrew the application.

1328 W Street SE, HPA 16-057, revised concept for subdivision and relocation of two buildings from 2234 and 2238 Martin Luther King Jr. Avenue SE.

The Board approved the subdivision, site plan, additions and alterations and repairs in concept as consistent with the preservation act and Mayor's Agent order, and delegated final review to staff with the conditions that: the applicant address the comments contained in the staff report; the houses be placed immediately on their permanent foundations when they are moved; and that the relocated 2238 Martin Luther King be set far enough back that it not feel like it is much closer to the street than the present W Street houses. The Board also encouraged further communication between the applicant and the public, including making available the plan of operation for the moves. Vote: 4-0.

2110 16th Street SE, HPA 15-565, raze one-story frame house.

The Board determined the house to be no longer contributing to the character of the Anacostia Historic District due to loss of structural and historic integrity, and recommended to the Mayors Agent that its raze is consistent with the Preservation act. Vote: 5-0.

MOUNT PLEASANT HISTORIC DISTRICT

3118-3120 16th Street NW, HPA 16-054, combination of two residential buildings and additions and alterations.

The Board did not approve the concept as proposed because it is incompatible with the character of the properties and the historic district and thus inconsistent with the purposes of the preservation law, mainly because of the amount of demolition and the roof addition proposed.

The Board generally supported the idea of connecting the two buildings as well as construction of a three-story addition on the south side, a one-story addition atop the rear wing of 3120 16th, and an addition to the north side of the rear wing of 3120, assuming that the project's total demolition does not amount to demolition of the buildings in significant part.

The Board recommended that the applicant revise the plans to: remove the principal roof addition and significantly reduce demolition; adjust any roof decks so they could not be seen from 16th Street; use compatible window configurations in each building; keep open the entry porch and steps to 3118 16th Street; incorporate accessibility features into the rehabilitation, rather than merely replacing the lift in front of 3120; depict the exterior mechanical and electrical equipment and place them in inconspicuous locations not in front of the building; include a preservation plan for addressing repairs to original materials such as the masonry and the roof materials; and include a landscape plan for the front yards to address paving for pedestrian circulation and discourage parking and to find more inconspicuous storage for garbage receptacles. Vote: 5-0.

CAPITOL HILL HISTORIC DISTRICT

134 11th Street NE, HPA 15-633, concept/new garage with roof deck.

The Board found the concept to be compatible with the Capitol Hill Historic District with the condition that the applicant work with staff on the design so that it follows traditional building patterns more closely. The Board delegated final approval to staff. Vote: 4-1.

DUPONT CIRCLE HISTORIC DISTRICT

1514 Q Street NW, HPA 15-635, concept/rear and rooftop addition.

The Board found the concept generally compatible with the character of the historic district and consistent with the preservation act and consistent with the purposes of the preservation act with the following recommendations: (1) That the addition's massing be reduced at the rear with a setback for the top floor; (2) That the proposed mass on the main block of the house be further reduced; (3) That the addition's rear elevation continue to be refined with consideration given to reducing the extent of glazing; (4) That the plans identify that the utility meters will be placed under the front stair or on the interior of the building; (5) That a flag test/sightline test be constructed out of lumber to be conducted with HPO staff to confirm there is no visibility of the proposed addition; (6) that the architect work with HPO staff to see if there is an opportunity for restoration instead of replacement of the front windows and to review paint removal best practices with staff as part of the preservation plan of the historic building; (7) HPRB approval does not constitute approval of any zoning relief that may be required. HPO further recommends that the Board delegate final approval to staff with the above recommendations. Vote: 5-0.

CLEVELAND PARK HISTORIC DISTRICT

3414 Newark St NW, HPA 16-047, concept/rear addition, garage and driveway.

The Board found the proposal compatible with the historic district and delegated final approval to staff with the condition the addition is recessed from the house on the east elevation, the first floor projection is set further back from the existing bay and the applicant work with staff on the selection of materials. Vote: 5-0.

CONSENT CALENDAR

The Board approved the following items on the consent calendar by a vote of 5-0.

LANDMARK DESIGNATIONS

Lexington Apartments, 1114 F Street NE, Case 15-19.

Lunch Room and Oyster Shucking Shed, 1100 Maine Avenue SW, Case 15-20.

HISTORIC LANDMARKS

Codman Carriage House and Stable, 1415 22nd Street NW, HPA 16-004, concept/alterations.

CAPITOL HILL HISTORIC DISTRICT

602 A Street NE, HPA 16-018, concept/rear addition.

U STREET HISTORIC DISTRICT

1825 13th Street NW, HPA 16-050, substantial demolition, façade and roof additions to non-contributing building.

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