

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
April 28 and May 5, 2022

The Historic Preservation Review Board met on these dates and considered the following items.

APRIL 28TH AGENDA

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Matt Bell, Linda Greene, Alexandra Jones, Sandra Jowers-Barber and Gretchen Pfahler, Carisa Stanley Beatty. Absent: Outerbridge Horsey.

~~HISTORIC DISTRICT NOMINATION HEARING~~

~~National Training School for Women and Girls, 601 50th Street NE, Case 22-07.~~
~~[Case deferred to May 28, 2022 at the request of the owner]~~

MASSACHUSETTS AVENUE HISTORIC DISTRICT

1776 Massachusetts Avenue NW, HPA 22-184; revised concept/façade alterations.

The Board approved Alternative 4 for the recladding of the building but asked the applicant to reexamine the proposed use of laminate wood and suggested terra cotta, metal panel, brick or another masonry material in the same warm coloration, and to use an alternative, more durable material than stucco for the site walls.

Vote: 7-0-1.

HISTORIC LANDMARK

Wardman Park Hotel, 2660 Woodley Road NW, HPA 22-146, revised concept/construct two apartment buildings.

The Board found the revised concept compatible with the adjacent landmark and final construction approval was delegated to staff. Vote: 8-0.

ANACOSTIA HISTORIC DISTRICT

1231 Good Hope Road SE, HPA 22-149, concept/add two stories plus penthouse to existing one-story building.

The Board found the revised plans compatible and approved the “bent bar” option and fenestration plan 2A and delegated final approval to staff.

Vote: 7-0 (Heath recused).

1337 Good Hope Road SE, HPA 21-500, revised concept/demolish non-contributing building and construct 5-story mixed use building.

The Board found the revised concept compatible except for its height, which was found to be incompatibly taller than the surrounding 1 and 2 story contributing buildings, and that a floor needed to be removed. Vote: 5-3.

WALTER REED HISTORIC DISTRICT

1000 Main Drive NW, HPA 21-154, revised concept/construction of townhouses and condominium flats buildings.

The Board approved the design development and delegated to staff further review, with the conditions that the applicant address adequately the points raised in the staff report; the electric meters be on the rears of the buildings; that the depth of porch beams on Fern Street be restudied; and the windows on the facades of the 13th Street facades be reconsidered so that the third-floor windows are better aligned with those below, or the window arrangement be more like that on the 12th Street townhouses. Vote: 7-0.

U STREET HISTORIC DISTRICT

1718-1/2 10th Street NW, HPA 22-238, concept/three-story rear addition.

The Board found the third story rear addition incompatible in height and visibility over the roof of the house, but found that if it was lowered a few feet it would be compatible. Vote: 7-0.

MAY 5TH AGENDA

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Outerbridge Horsey, Sandra Jowers-Barber and Gretchen Pfaehler, Carisa Stanley Beatty. Absent: Matt Bell, Linda Greene, Alexandra Jones.

TAKOMA PARK HISTORIC DISTRICT

6928 Maple Street NW, HPA 21-556, concept/relocate existing house on lot, construct five story residential building.

The Board found the revised concept for relocation of the house and the height and mass of the new construction to be compatible with the character of the Takoma Park Historic District with the conditions that the raised topography for the site of the relocated house be largely retained, that the new building be moved further back on its lot to allow the house more prominence (equivalent to a side yard rather than a rear yard setback), that the connection between the house and new building be eliminated if permitted by zoning as two primary structures on the lot, that juliette balconies be added to the north elevation, and that a preservation plan for the treatment of the historic house be developed, with final approval delegated to staff. Vote: 6-0.

~~ANACOSTIA HISTORIC DISTRICT~~

~~2102 16th Street SE, HPA 22-225, concept/new construction of single family house.~~

~~[Deferred to May 26 meeting to allow review by ANC 8A]~~

~~2100 16th Street SE, HPA 22-232, concept/new construction of single family house.~~

~~[Deferred to May 26 meeting to allow review by ANC 8A]~~

U STREET HISTORIC DISTRICT

1819 15th Street NW, HPA 22-087, permit/add third story and reface front and side of building

The Review Board supported the general scale and massing of the concept but that the design needed to be revised as outlined in the HPO report to achieve compatibility, and should return for further Board review when ready. Vote: 6-0.

U STREET HISTORIC DISTRICT

1409 T Street NW, HPA 22-229, permit/install blade sign.

The Review Board denied the sign as inconsistent with the character of this historic property. Vote: 6-0.

WASHINGTON HEIGHTS HISTORIC DISTRICT

~~2001 18th Street NW, HPA 22-227, concept/rooftop canopy structure and exterior vestibule addition.~~
[This case deferred at the request of the applicant]

CAPITOL HILL HISTORIC DISTRICT

745 10th Street SE, HPA 22-243, permit/new construction of accessory building with roof deck.
The Board found the project to be compatible with the Capitol Hill Historic District and delegated final approval to staff. Vote: 6-0.

CONSENT CALENDAR

The following cases were approved by HPRB on April 28 by a vote of 7-0.

CAPITOL HILL HISTORIC DISTRICT

300 G Street SE, HPA 22-230, concept/two story rear and side addition.

CLEVELAND PARK HISTORIC DISTRICT

3501 34th Street NW, HPA 22-088, permit/street-facing rooftop solar installation.

3433 Wisconsin Avenue NW, HPA 22-241, concept/relocate existing house and garage to Ordway Street.

DUPONT CIRCLE HISTORIC DISTRICT

2126 Newport Place NW, HPA 22-150, permit/third floor addition at rear; new deck and areaway at rear.

1818 19th Street NW, HPA 22-244, permit/four-story addition at rear; demolish existing garage and install three parking spaces.

14TH STREET HISTORIC DISTRICT

1305 Riggs Place NW, HPA 22-231, concept/two story rear addition and roof deck.

GEORGETOWN HISTORIC DISTRICT

3512 and 3514 P Street NW, HPA 22-194, concept/subdivision to combine two lots.

LEDROIT PARK HISTORIC DISTRICT

513 U Street NW, HPA 21-559; revised concept/rear addition.

408-410 T Street NW, HPA 22-181; concept/reconstruct front porch; construct two-story addition.

MCMILLAN PARK RESERVOIR

Michigan Avenue and North Capitol Street NW, HPA 22-182; revised concept/new construction of mixed-use buildings at Parcels 2 and 4.

MOUNT PLEASANT HISTORIC DISTRICT

1893 Ingleside Terrace NW, HPA 22-239; permit/one-story garage with roof deck.

SAINT ELIZABETHS HOSPITAL HISTORIC DISTRICT

2722 (2700A) Martin Luther King Jr. Avenue SE, HPA 22-245; permit/one-story storage building.

SHERIDAN KALORAMA HISTORIC DISTRICT

2344 S Street NW, HPA 22-233, concept/alter façade of non-contributing building.

16TH STREET HISTORIC DISTRICT

1826 16th Street NW, HPA 20-308, concept/renewal of concept for rear alterations.

U STREET HISTORIC DISTRICT

1314 T Street NW, HPA 22-235, concept/three-story plus penthouse rear addition; alterations to carriage house.

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> .