

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS**  
**December 21, 2017**

Present: Marnique Heath (Chair), Rauzia Ally, Brian Crane, Outerbridge Horsey, Chris Landis, Gretchen Pfaehler. Absent: Andrew Aurbach, Linda Greene, Joseph Taylor.

**AGENDA**

**HISTORIC LANDMARK/GEORGETOWN HISTORIC DISTRICT**

~~West Heating Plant, 1051/1055 29<sup>th</sup> Street NW (Square 1193), HPA 17-263, concept/substantial demolition, reconstruction for multi-unit residential building [continuation of November 2 hearing].~~  
[The case was deferred at the request of the applicant.]

~~West Heating Plant, 1051/1055 29<sup>th</sup> Street NW (Square 1193), HPA 17-633, permit/demolition.~~  
[The case was deferred at the request of the applicant.]

**HISTORIC LANDMARK**

St. Paul's College, 3015 4th Street NE, concept/new two-story building.

The Board acknowledged the resolution of support for the project from ANC 5E, encouraged the applicants to continue refining and simplifying the palette of materials and rooflines, and to see if there were any massing changes that could help further open the view up of the historic building at the top of the hill. Final approval was delegated to staff. Vote: 6-0.

**MOUNT PLEASANT HISTORIC DISTRICT**

1715 Kenyon Street NW, HPA 18-111, concept/addition; at rear and third floor on two-story row house.

The Board approved the concept and delegated further review to staff with the following conditions, that: (1) the house not be demolished "in significant part," and its floor framing and rear masonry wall be retained even if modified; (2) the roof addition and any appurtenances—including but not limited to its roof, firewalls, mechanical equipment, vents or vent stacks, or new drainage features—not be visible from the Kenyon Street right of way; (3) the roof deck be incorporated into the reconstructed roof so that its deck framing is not exposed to view over the rear wall of the house; (4) the applicant consider uniting the rear decks as a two-story porch; (5) the front windows be of six-over-one double-hung sash of an appropriate material to be approved by staff, and to fit the original masonry or rough opening, with brick molds to match the originals and external muntins not to exceed 7/8-inch width; (6) any new electrical meters not be placed on the front of or in front of the house; (7) the front door be retained and repaired or closely matched with a new wood door; (8) the front porch balustrade be retained and repaired, or be matched in wood to its present height, design and material; (9) the staff review any other repairs to the front of the building, including removal or replacement of the porch apron; and (10) staff work with the applicant on a preservation plan for the front of the house, including consideration of whether the front windows can be retained. Vote: 5-0 (Horsey absent).

**HISTORIC LANDMARK**

The Harrison Apartment Building (The Canterbury), 704 3rd Street NW, HPA 18-106, concept/mixed use with new construction and adaptive rehabilitation.

The Board approved the concept and delegated further review to staff with the following conditions, that: (1) the applicant retain, repair and incorporate the brick stairwell/elevator core and the floors extending out from it to, and including, the four surrounding steel columns, as well as the large, hexagonal lightwell; (2) the applicant consider retaining more of the landmark's rear wall; (3) the earliest fire escape be retained and restored; (4) a smaller brick module, similar to that of the landmark, be employed in the new construction; (5) a high standard be applied to restoring the remaining fabric of the landmark and replacing elements such as windows; and (6) the applicant consider the Board's additional comments in further development of the design, including that the project would benefit from simplification and visual lightening, especially at the top two floors; that the bays, especially those on the east side, might be squared off, rather than chamfered; that the new construction better relate to the adjacent Fraternal Order of Police building by, for example, continuing the second-story brick spandrel on the northwesternmost bay of the new construction across the two-story opening to its north; and that there be a preservation plan that details work to restore the portions of the landmark to be retained, including the portion of the rear wall that is to be underpinned. Vote: 6-0.

**U STREET HISTORIC DISTRICT**

1114-1118 U Street NW, HPA 18-018, concept/roof addition.

The Board requested that the applicant refine the concept and for the case to return to the Board in January. No vote taken.

**CAPITOL HILL HISTORIC DISTRICT**

518 6th Street NE, HPA 18-108, concept/three-story addition.

The Board approved the concept as consistent with the purposes of the preservation act and delegate final approval to staff. The Board concurred with the concerns raised in the ANC's resolution and stipulated that the applicant work with staff to refine the details at the proposed basement window opening, light-well and driveway roll-up gate. Vote: 5 -0.

**WOODLEY PARK HISTORIC DISTRICT**

2803 28<sup>th</sup> Street NW, HPA 18-104, concept/third floor addition and roof deck.

The Board found the concept compatible with the character of the historic district and consistent with the purposes of the preservation act. The Board acknowledged the ANC letter and required the roof deck to be set back 4 feet from the rear wall with no parapet walls. Final approval was delegated to staff. Vote: 4-1.

**CONSENT CALENDAR**

The Board considered and approved the following items on the consent calendar. Vote: 5-0.

**DESIGNATION HEARINGS**

Texas Gardens Apartments, 1741 28<sup>th</sup> Street SE, Case 18-01.

Glenn Arms Apartments, 2524 17<sup>th</sup> Street NW, Case 18-03.

The Fulford, 2518 17<sup>th</sup> Street NW, Case 18-04.

Duvall Manor Apartments, 3500-3510 Minnesota Avenue SE, Case 18-02.

**ANACOSTIA HISTORIC DISTRICT**

~~1446 W Street SE, concept/new single dwelling building.~~ [Case deferred at request of the ANC]

**CAPITOL HILL HISTORIC DISTRICT**

1314 Independence Avenue SE, HPA 18-066, concept/two-story rear addition.

508 7th Street SE, HPA 18-069, concept/two-story rear addition.

**MOUNT VERNON SQUARE HISTORIC DISTRICT**

443 Ridge Street NW, HPA 18-070, permit/two-story rear addition.

**MOUNT VERNON TRIANGLE HISTORIC DISTRICT**

901 5th Street NW, HPA 15-491, extension of concept/new construction.

**16<sup>TH</sup> STREET HISTORIC DISTRICT**

1529 16th Street NW, HPA 17-664, revised concept/roof top addition.

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