

**HPRB ACTIONS**  
**July 23 and July 30, 2015**

The Historic Preservation Review Board met and considered the following items on July 23 and July 30, 2015.

**JULY 23 MEETING**

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

**AGENDA**

**DESIGNATION HEARINGS**

Heurich-Parks House, 3400 Massachusetts Avenue NW, Case 15-15.

The Board designated the Heurich-Parks House, 3400 Massachusetts Avenue NW, a historic landmark in the D.C. Inventory of Historic Sites, and requested that the nomination be forwarded to the National Register of Historic Places for listing as of local significance, with a period of significance of 1925 to 1938. The Board stated that it would be open to reconsidering the period of significance if the nomination was revised to include additional information on Dr. Parks. Vote: 5-0. (Wilson absent)

U.S. Department of Agriculture Cotton Annex, 300 12th Street SW, Case 15-16.

The Historic Preservation Office recommends that the Board designate the USDA Cotton Annex at 300 12<sup>th</sup> Street SW as a historic landmark to be listed in the D.C. Inventory of Historic Sites, and requests that the nomination be forwarded to the National Register of Historic Places. Vote: 5-0 (Wilson absent)

3020 Albemarle Street NW, Case 15-14.

The Board designated the house at 3020 Albemarle Street, NW as a historic landmark in the D.C. Inventory of Historic Sites, as the notable work of Master Architect and Landscape Designer Horace Peaslee, Jr., and requested that the nomination be forwarded to the National Register of Historic Places for listing at the local level of significance with a period of significance of 1924. Vote: 3-2 (Wilson absent)

**HISTORIC LANDMARKS**

Martin Luther King Jr. Memorial Library, 901 G Street NW, HPA 15-496, revised concept/alterations and roof addition.

The Board approved the concept as consistent with the preservation law and delegated further review to staff. Vote: 5-0 (Ally recused).

Spring Valley Shopping Center, 4820 Massachusetts Avenue, NW, HPA 15-252, concept/construction of two-story building and lot consolidation subdivision.

The Board found the revised height, mass and design revisions to be improved and compatible with the landmark. While abutting the new construction directly against the

adjacent building was not stated as a specific issue, the connection and adjacency as designed do not comply with the intent of the HPRB comments to simplify and are in need of further study and revision. The Board confirmed that the building should have its primary orientation to Massachusetts Avenue and found the inset of the façade from the Avenue building line to be incompatible. The Board took no action on the subdivision, and encouraged the applicants to continue having a dialogue with the community. Vote: 5-1.

Park View Christian Church, 625-633 Park Road NW, HPA 14-522, revised concept/ three-and-a-half-story multi-family addition and alterations to church.

The Board approved the concept, conditioned upon the new apartment building being set back even with the line of the houses to the west, and delegate to staff further review, with the applicant to address issues raised in the staff report as well as issues raised by the Board, such as reducing the number of types of windows, having a less pronounced profile and careful edges on the metal panels, and simplifying the materials. Vote: 6-0.

#### **MOUNT PLEASANT HISTORIC DISTRICT**

2021 Klingle Road NW, HPA 15-427, replace aluminum with fiber-cement siding.

The Board recommended approval of a permit to remove the house's aluminum siding as consistent with the purposes of the preservation law, but denial of a permit to cover or replace the original siding with fiber-cement siding as incompatible and inconsistent with the purposes of the law. The Board supported the kind of compromises in the use and relocation of different siding materials suggested by the staff report. Vote: 6-0.

#### **ANACOSTIA HISTORIC DISTRICT**

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

The Board supported the idea of three-story new construction on the vacant half of the lot but requested revision of the project so that: (1) the addition to the historic garage be more compatible to the garage; (2) the new construction next to the garage become a simpler, more unified composition; (3) the expression of the adjacent new construction be distinguished from that of the façade of any roof addition atop the garage; and (4) the whole is quieter and more deferential to the rest of the block. Vote: 4-0.

*These cases were deferred and rescheduled for hearing on July 30<sup>th</sup>:*

~~1350 Valley Place SE, HPA 14-667, revised concept/new two-story frame house and subdivision.~~

~~1337 Maple View Place SE, HPA 15-323, concept/new two-story frame house.~~

#### **LEDROIT PARK HISTORIC DISTRICT**

~~324 U Street NW, HPA 15-490, concept/three-story rear addition on a two-story rowhouse.~~

*[This case withdrawn at the request of the applicant]*

## **JULY 30 MEETING**

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

### **AGENDA**

#### **ANACOSTIA HISTORIC DISTRICT**

1350 Valley Place SE, HPA 14-667, revised concept/new two-story frame house and subdivision.

The Board approved the general concept and the subdivision contingent on: 1) an accurate site plan provided showing the surrounding houses and the new construction aligned with 1352; 2) a plan showing utility hookups and condensing units at the rear of the property, 3) wood siding and real brick used on the front elevation, 4) porch decking and railings be specified as wood and detailed appropriately, 5) a sample of the stamped brick concrete panel provided that shows a sufficient depth to the joints to replicate brickwork, 6) and a sample of the asphalt shingles provided for staff review. The project should return to the Board for final review on the consent calendar when revised. Vote: 4-1.

1337 Maple View Place SE, HPA 15-323, concept/new two-story frame house.

The Board approved the general concept, including the clipped gable roof form, contingent on: 1) an accurate site plan provided showing the surrounding houses and the new construction, including the setbacks from the street; 2) a plan showing utility hookups and condensing units at the rear of the property, 3) wood siding used on the front and side elevations, 4) real brick used on the front of the porch and a sample provided of the stamped concrete for the side foundation walls, 5) porch decking and railings be specified as wood and detailed appropriately, 6) a different front door that is more compatible with the historic district, 7) side elevations revised that reflect a more composed composition, 8) a stair provided to the rear yard. a sample of the stamped brick concrete panel provided that shows a sufficient depth to the joints to replicate brickwork. The project should return to the Board for final review on the consent calendar when revised. Vote: 5-0.

#### **MOUNT VERNON SQUARE HISTORIC DISTRICT**

655 New York Avenue NW, HPA 15-299, concept/construction of twelve-story office building incorporating five historic buildings.

The Board approved the concept for subdivision and building relocation, and the general height and mass of the new construction but found that the manner in which the building met the grade, expressed itself at pedestrian level and integrated with the historic buildings on New York and L Street required additional study and revision in order for the project to be compatible with the historic district. Vote: 5-0

#### **CLEVELAND PARK HISTORIC DISTRICT**

3450 Ordway Street NW, HPA 15-197, addition and an underground garage.

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff. Vote:  
*[This case was moved to the consent calendar and approved on July 30<sup>th</sup>]*

### **HISTORIC LANDMARK**

Chapman Garage and Stable, 57 N Street NW, HPA 15-306, revised concept/addition, alteration, new construction.

The Board approved the concept design for a new building to be connected to the rear of the Chapman Garage and Stable, and for a two-story addition to be constructed on the roof of the historic landmark with the condition that the second story of the roof addition be reduced in height and that the addition not be visible from the public right-of-way. Vote: 4-1

### **CAPITOL HILL HISTORIC DISTRICT**

1220 D Street SE, HPA 15-482, permit/alterations to entrance.

The Board found the concept for the entrance alterations including replacing the existing door with two painted steel full-light doors to be compatible with the Capitol Hill Historic District with the condition that the applicant to work with staff to ensure the stoop and railing design are in keeping with the character of the building and the historic district. The Board found the concept of adding an awning or canopy to be inconsistent with the Preservation Act. Vote: 4-1.

1010 & 1012 Pennsylvania Avenue SE, HPA 15-425, concept/rear additions.

The Board found the concept for the addition to be compatible with the historic district with the condition that (1) the addition shall not be visible atop the buildings from the front; (2) demolition is limited such that the components of 1010 are retained; and (3) the applicants work with staff on the front and rear elevations. The Board found that restoring the façade of 1012 to its original location is the most compatible solution and should be undertaken unless the existing storefront is only slightly modified. Vote: 6-0

### **MERIDIAN HILL HISTORIC DISTRICT**

2434 16th Street, HPA 15-479, concept, two-story roof addition to three-story apartment building.

The Board approved the concept for a two-story addition as shown in Option 1 to be compatible to the Meridian Hill Historic District as an exception to the general rule that roof additions not be seen from the street. The Board recommended that the proposal continue to be developed in consultation with HPO, and that final approval be delegated to staff. Vote: 6-1

### **HISTORIC LANDMARK**

301 G Street SW, HPA 15-368, concept/alteration, addition of seven-story apartment tower.

The Board found that a new building addition in the proposed location could be compatible, but that revisions were needed to achieve compatibility with the site and existing building. Among its comments, the Board found that the pool pavilion should be retained, the end wings of the new construction should be eliminated, the design and materials of the new building should be restudied, the landscape plan should continue to

be refined to closely follow Kiley's design, the perimeter fence should ideally be eliminated or relocated and simplified, and that any enclosure of the ground level should be with much greater setbacks of the glazing. Vote: 5-0.

### ***CONSENT CALENDAR***

The Board approved the following items on the consent calendar on July 23 by a vote of 5-0.  
Add additional comments here or below at the specific case(s) in question.

#### **CAPITOL HILL HISTORIC DISTRICT**

433 6th Street NE, HPA 15-363, concept/attic addition.  
123 6th Street SE, HPA 13-262, concept renewal/side and rear addition.  
1015 E Street SE, HPA 15-499, concept/rear carriage house.  
1209 Independence Avenue SE, HPA 15-488, concept/rear addition, roof deck.  
215 A Street NE, HPA 15-389, concept/enclose dogleg and roof addition. Vote: 4-1  
416 G Street SE, HPA 15-419, concept/front addition.

#### **CLEVELAND PARK HISTORIC DISTRICT**

3507 Woodley Rd NW, HPA 15-494, raze garage.

#### **DUPONT CIRCLE HISTORIC DISTRICT**

1772 Church Street NW, HPA 14-530, addition and new church building.  
After acknowledging receipt of community letters and addressing the concerns raised by the ANC, the Board approved the project with the following conditions: 1) that the applicant continues to work with staff in refining detailing on elevations to strengthen its pedestrian scale; 2) that the applicants meet with staff and a member of the Board to review the revised 3-D views; 3) that the applicants investigate taking further steps to insure that the height is minimized as much as possible along Church Street; and 4) that the applicants work with staff to develop a landscape design along 18<sup>th</sup> Street to maximum the extent of vegetation. Vote: 4-1

#### **SHERIDAN KALORAMA HISTORIC DISTRICT**

2430 Tracy Place NW, HPA 14-636, one-story rear sunroom addition and deck.  
The Board approved the project but asked that the applicants work with staff to improve the quality and compatibility of the proposed materials for the addition and stair. Vote: 5-0.

#### **U STREET HISTORIC DISTRICT**

1903 12th Street NW, HPA 15-415, concept/rear addition.  
1851 9th Street NW, HPA 15-476, concept/roof addition and alterations.  
8th and T Streets NW, HPA 15-362, concept/subdivision and construction of six rowhouses.

### **DENIAL CALENDAR**

The Board approved the following items on the consent calendar on July 23.

Heurich-Parks House, 3400 Massachusetts Avenue NW, HPA 15-430, raze.

*The Board voted 4-1 to deny the raze for any portion of the house, but approved demolition of the garage.*

2227 13th Street NW, HPA 15-484, concept/front basement entry. Vote: 5-0.

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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](http://www.olenderreporting.com), or [info@OlenderReporting.com](mailto: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>