

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
March 23 and 30, 2017

MARCH 23, 2017

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

AGENDA

GEORGETOWN HISTORIC DISTRICT

3255-3259 Prospect Street NW, HPA 17-182, concept/demolition of noncontributing building, subdivision and construction of four-story building

The Board acknowledged previous Advisory Neighborhood 2E resolutions in opposition to the project for its proposed height and depth, but found that the architect had made positive revisions over months of review by the Old Georgetown Board, including reducing the building's size. The Board found that the height and the depth of the rear yard were not especially problematic in their relationship to the houses on N Street, but that even if the building's footprint were reduced, it would have substantially the same impact on the character of Prospect Street, the more important relationship. The Board approved the concept, including the subdivision, as not incompatible with the character of the historic district, with the condition that the western half of the north elevation be set forward at the fourth story, either with a three-foot planter area similar to the eastern half or with a mansard. The Board delegated to staff further review, with the understanding that the project will be further reviewed by the U.S. Commission of Fine Arts. Vote: 5-1-1 (Pfaehler recused).

MOUNT PLEASANT HISTORIC DISTRICT

3304 19th Street NW, HPA 17-237, permit/additions to garage.

The Board approved a concept for a two-story "carriage house" building, with the following conditions: (1) the building's setback from the alley conform to the revised drawings dated March 22, 2017; (2) the building's skin be consistent all around, and probably of stucco (i.e., a true, three-part stucco); (3) the building's openings be rectilinear; and (4) the skylights, mechanical equipment, and any utility meters be situated so as not to be visible from the alley. Vote: 8-0.

SHAW HISTORIC DISTRICT

801 N Street NW, HPA 17-186, concept/construction of four-story building.

The Board found the concept for a four-story, brick apartment building compatible with the character of the Shaw Historic District, asked for details of rhythm and fenestration to be revised, and that the project return to the Board for final approval. Vote: 8-0.

MOUNT VERNON SQUARE HISTORIC DISTRICT

220 N Street NW, HPA 17-240, concept/3-story rear addition.

The Board withheld concept approval a third floor addition to 220 N Street NW, advised the applicant to reduce the size and prominence of the addition, and return to the Board for further review. Vote: 7-1.

U STREET HISTORIC DISTRICT

1514 T Street NW, HPA 17-172, concept/roof addition and deck.

The Board found the proposed roof addition incompatible with the historic district and inconsistent with the purposes of the Act. The Board advised the applicant to conduct a flag test to determine where an addition would be not visible from street view and return to the HPRB, if desired, with a proposal that fits within those confines. Vote: 8-0.

1469 Florida Avenue NW, HPA 17-245, concept/rear and side addition.

The Board gave comments and general support for the project's conceptual approach but did not make a motion or hold a vote, as the ANC had not had an opportunity to review the project. The applicant was encouraged to continue working with HPO staff and the community and to return to the HPRB with a complete concept when ready.

2212 12th Place NW, HPA 17- 243, concept/roof addition and dogleg infill.

The Board found the addition and infill to be incompatible as proposed, but found that it would be compatible if the following conditions were met: (1) the roof addition was set back 5 feet from the rear; (2) the rear roof deck was eliminated; (3) a flag test was conducted to ensure that the roof top HVAC system would not be visible from street view; (4) the front door was replaced in kind. The Board voted to approve a modified concept that met these conditions to be compatible, and that final approval would be delegated to staff. Vote: 4-3.

WASHINGTON HEIGHTS HISTORIC DISTRICT

2009 18th Street NW, HPA 16-698, concept/new construction.

The Board found the form, massing, and siting compatible with the historic district and asked the applicants to refine the design to read more urban and less suburban in materiality and detailing. The Board requested an exploration of ways to place the door on the 18th Street facade and to differentiate the first and second floors through window hierarchy, material changes, and/or articulation of the first floor with bays. Vote: 6-0.

MARCH 30, 2017

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

AGENDA**CAPITOL HILL HISTORIC DISTRICT**

1335 Massachusetts Avenue SE, HPA 17-041 concept/roof and rear additions.

The Board found the concept to be compatible with the Capitol Hill Historic District, and delegated final approval to staff with the stipulation that the roof deck be pulled back to align with the existing rear elevation and that the applicant work with staff to ensure that the rooftop addition will not be visible from the street from any oblique angles. Vote: 7-0.

407A 4th Street SE, HPA 17-176 concept/roof and rear additions.

The Board found the concept for additions to be compatible with the character of the historic district, and delegated final approval to staff contingent on: (1) A second field test being conducted with the current plans to confirm that the roof addition is not visible over the top of the building from street view (2) The added length of the rear addition does not extend beyond the footprint of 329 D Street (3) The applicant work with staff on the location and make up of windows and materials and; (4) The applicant move the proposed deck further back from the parapet wall. Vote: 6-1.

316 G Street NE, HPA 17-227, concept/roof and rear additions.

The Board found the concept of an addition generally compatible, but asked that the applicant better maintain the existing dog-leg, limit the amount of demolition, and reduce the size of rooftop addition. The Board agreed with the ANC's comments regarding the new basement entrance. Vote: 4-3.

411 8th Street SE, HPA 17-250 concept/alter primary elevation.

The Board found the concept generally consistent with the historic district but advised the applicants to revise the second floor fenestration to better relate to the scale of windows predominant on the upper floors on this commercial strip, and reduce the size of the channel letters to no greater than 12". The Board delegated final approval to staff. Vote: 7-0

DUPONT CIRCLE HISTORIC DISTRICT

1722 Swann Street NW, HPA 17-072, concept/new construction.

The Board found the concept generally compatible, with the following provisions: (1) the rear of the project should align with the rear face of 1720 Swann; (2) the front porch and basement stair relationship should continue to be studied and refined as discussed in the HPO report; (3) the details and finish of the penthouse should continue to be developed, as well as window and masonry details on the front facade; (4) the historic concrete curb and historic iron fence in public space should be preserved as much as possible. Final approval was delegated to HPO. Vote: 7-0.

TAKOMA PARK HISTORIC DISTRICT

606 Butternut Street NW, HPA 17-083, concept/new construction residence.

The Board deferred voting on the project, encouraged the applicant to work further with HPO staff, present to the ANC, and then return to the Board with a project that is modern, but may include elements of Takoma Park architecture such as dormers, eaves, a flat façade, full width porch, and a garage.

437 Cedar Street NW, HPA 17-189, concept/rear and side addition.

The Board deferred voting on the concept and directed the applicant to break down the massing of the building in to two parts connected via a garden-like structure and to increase the aesthetic references to porch architecture.

CONSENT CALENDAR

The Board considered and approved the following items on the consent calendar on March. Vote: 8-0.

LANDMARK DESIGNATION HEARING

Federal Office Building No. 6, 400 Maryland Avenue SW, Case 17-06 .

CAPITOL HILL HISTORIC DISTRICT

1126 Constitution Ave NE, HPA 17-228, concept/two-story garage

742 9th Street, SE HPA 17-132, permit/one-story garage

523 8th Street SE, HPA 17-246, concept/roof and rear additions

Approved on the condition that the roof top HVAC equipment be pulled further back so that it would not be visible from street view

DUPONT CIRCLE HISTORIC DISTRICT

1902 R Street NW, HPA 17-249 concept/rear dogleg infill addition

14TH STREET HISTORIC DISTRICT

1454½ Q Street NW, HPA 17-185, concept/two-story rear addition

Approved on the condition that the rear parapet be converted to an open railing

LEDROIT PARK HISTORIC DISTRICT

1946 2nd Street NW, HPA 17-119, concept/new garage

416 T Street NW, HPA 17-238, concept/rear roof line alteration and deck

MERIDIAN HILL HISTORIC DISTRICT

2651 16th Street NW, HPA 17-178, concept/rooftop addition

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 <http://planning.dc.gov>