

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
March 25, 2021

The Historic Preservation Review Board met on this date and considered the following items.

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Matthew Bell, Linda Greene, Outerbridge Horsey, Alexandra Jones, Sandra Jowers-Barber, Gretchen Pfaehler.

AGENDA

INFORMATIONAL PRESENTATION AND DISCUSSION

Review of recent changes in zoning regulations regarding alley lots and buildings.

SHAW HISTORIC DISTRICT

1400 9th Street NW, HPA 21-142, concept/demolition of existing building and new construction of three-story mixed-use building

March 4: The Board determined that it needed to conduct a site visit to see the building in person before making a determination about whether it had lost integrity sufficient to be determined non-contributing. The Board asked that the case be rescheduled on a future agenda following the site visit.

March 25: The Board denied the applicant's request to reclassify 1400 9th Street as a non-contributing building, finding that the original two-story masonry main block of the building retained sufficient integrity to warrant remaining as a contributing building to the Shaw Historic District. The Board determined that the deteriorated rear wing could be removed and that the one-story front addition could be reconstructed in its existing form and height. The Board strongly encouraged the applicant to secure the building to prevent further deterioration. Vote: 8-0.

MOUNT VERNON TRIANGLE HISTORIC DISTRICT

923-925 5th Street NW, HPA 21-056, revised concept/ new construction of 11-story retail and residential building.

The Board found an alternative version of the applicant's submission to be a better direction for the design and recommended that the project continue to be refined with HPO and return for final approval when ready. The applicant was also reminded to include information in the permit submission as to how the polychrome panels will be removed, protected, and cleaned, and to continue to work with the HPO's archaeologist to complete the archaeological survey required on this site. Vote: 8-0.

SHAW HISTORIC DISTRICT

1301 11th Street/1300 10th Street NW, HPA 21-221, concept/new construction of four-story plus penthouse residential building, subdivision.

The Board found the general height and mass for a new four-story masonry building with setback penthouse to be appropriate for this site but that revisions were needed to break down the porch/bay projections on the N Street elevation, to address the visibility of the parking area to the north of the building, to reduce the size of the areaway on the south and west of the building, and to simplify the materials and fenestration. The Board asked that the project be revised in response and return for further review when ready. Vote: 8-0.

WALTER REED HISTORIC DISTRICT

6900 Georgia Avenue NW, HPA 21-131, revised concept/new construction of five-story mixed use building. *The Board approved the concept and delegated further review to staff, on the conditions that: the lintels be consistent on "Building" S; the double-ganged windows preferably have mullions; there preferably not be metal panels at the sides of the storefront openings; that the masonry cornice of belt course between the fourth and fifth floor project more (as much as a foot); and the balcony doors be swing doors. Vote: 8-0.*

6900 Georgia Avenue NW, HPA 21-220, concept/new construction of 50 townhouses on parcel WXY. *The Board requested the following revisions to the concept: (1) the penthouses should be pushed back farther on at least the northernmost and southernmost rows or, better still, the terraces should be on the rear of those rows and, if visible from public spaces, the penthouses should have their elevations more designed; (2) any rooftop privacy screens should be concealed; (3) the pattern of the units should be revised slightly as discussed in the staff report; (4) the triple-ganged windows should be eliminated from the two-story facades and be painted a darker, complementary color to the brick on the three-story facades; (5) the brick should wrap around at least the rear of the east-end unit exposed on the second row from Main Drive, if not all the end units; (6) the mechanical units should be positioned so as not to be visible from public space; (7) any vents should be through the roof and/or rear walls; (8) the end elevations should be restudied to improve upon the unconvincing cornice termination; and (9) areaways, fences and railings should be further developed, and fences and railings be kept to a minimum number and height, made of solid steel or iron. The project should return for further review when ready. Vote: 8-0.*

CAPITOL HILL HISTORIC DISTRICT

135 13th Street NE, HPA 21-212, concept/replace one-story garage with two-story garage. *The Board found the size and overall massing of the project compatible with the Capitol Hill Historic District, and asked the applicant to return with more information on the history of the existing garage, the installation details of the proposed Cor-ten steel panels, and a design concept that would retain the existing north and south walls. Vote: 8-0.*

ANACOSTIA HISTORIC DISTRICT

1323 W Street SE, HPA 21-217, concept/two-story rear addition. *The Board approved the proposed conceptual design for renovation and rear addition of a two-story rowhouse as compatible with the character and integrity of the historic district and delegated final approval to staff. Vote: 8-0.*

CONSENT CALENDAR

The Consent Calendar was approved by a vote of 8-0.

HISTORIC LANDMARK HEARING

Southeast Branch Library, 403 7th Street SE, Case 19-03.

CAPITOL HILL HISTORIC DISTRICT

410 East Capitol Street NE, HPA 21-214, concept/replace one-story rear addition with two-story addition.

15 8th Street SE, HPA 21-218, concept/two-story rear addition.

MOUNT PLEASANT HISTORIC DISTRICT

3320 19th Street NW, HPA 21-216, permit/three-story rear addition, roof deck, two-story rear garage.

TAKOMA PARK HISTORIC DISTRICT

519 Fern Place NW, HPA 21-213, permit/curb cut and driveway.

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>.