

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
May 24 and May 31, 2018

May 24 MEETING

Present: Marnique Heath (Chair), Andrew Aurbach, Thomas Brokaw, Brian Crane, Linda Greene, Outerbridge Horsey, Sandra Jowers-Barber, Chris Landis and Gretchen Pfaehler.

AGENDA

EXECUTIVE SESSION

The Board met in Executive Session from 9:00 – 9:30 am.

HISTORIC LANDMARK

3900 Wisconsin Avenue NW, HPA 17-495, revised concept, building and landscape alterations, additions.

The Board found the revised concept to be compatible with the character of the landmark and delegated final approval to staff with the following comments: 1) the second level of the penthouse isn't visible above the landmark's roof from the opposite side of Wisconsin Avenue, 2) that night views and lighting be considered, 3) that the simplification of Building 3's "stacked tray" massing has resulted in it becoming somewhat heavier, and the design could benefit from some reintroduction of the play of receding and projecting volumes. Vote: 9-0.

GLOVER-ARCHBOLD PARK HISTORIC DISTRICT

4301 Canal Road NW, HPA 18-297, permit/raze the historic Foundry Branch Trestle in Glover Archbold Park.

The Board adopted the staff report which recommended that the Board find the proposed raze inconsistent with the purposes of the Act and refer the matter to the Mayor's Agent. Vote: 8-0 (one abstention).

MOUNT PLEASANT HISTORIC DISTRICT

1627 Monroe Street NW, HPA 18-314, concept/enlarge first floor window opening.

[deferred to June at request of applicant]

WALTER REED HISTORIC DISTRICT

6900 Georgia Avenue, NW, HPA 18-369, concept/plaza at Town Center between Georgia and 12th Street.

The Board approved the concept, requesting that the project return for review when further developed. Specifically, the Board asked to see: 1) further design development of the kiosks and pergolas, with the expectation that the pergolas shall never be roofed or enclosed; 2) the simplification of the paving materials in accordance with the campus design guidelines; 3) restudy of the arc of contrasting pavement within the plaza, so it has a purpose in relating to elements of the park and/or the surrounding buildings; 4) restudy of the relationship of the outdoor seating to both the plaza and the walk along the face of the major buildings, so that walk does not feel isolated; 5) and the creation of onsite interpretation of the hospital's history. Vote: 9-0.

CLEVELAND PARK HISTORIC DISTRICT

3415 Porter Street NW, HPA 18-129, concept/ dormer, roof and rear alterations.

The Board approved the concept with the condition that the spiral stair be removed and that a side setback be incorporated in the new addition to delineate between the original and new construction. The Board requested the applicant resolve with staff how the setback will relate to the proposed dormer and eaves. Vote: 8-0.

LANDMARK DESIGNATION HEARINGS

~~Wardman Park Annex (amendment), 2600/2660 Woodley Road NW, Case 17-10.~~

[deferred at request of the owner]

HISTORIC LANDMARK PENDING

St. Paul's Methodist Episcopal Church South, 150 S Street NW, designation Case 18-09 and HPA 18-147, raze.

The Board found that the property did not meet the landmark designation criteria. As the property was not designated a landmark, no action was taken on the pending raze application. Vote: 5-3.

MAY 31 MEETING

AGENDA

Present: Marnique Heath (Chair), Andrew Aurbach, Thomas Brokaw, Brian Crane, Linda Greene, Outerbridge Horsey, Sandra Jowers-Barber, Chris Landis and Gretchen Pfaehler.

INFORMATIONAL PRESENTATION

Sustainability Guidelines for Existing and Historic Buildings, discussion and consideration of draft prepared by DDOE and HPO.

U STREET HISTORIC DISTRICT

2114-2124 14th Street NW, HPA 18-136, revised concept/new seven-story building behind historic buildings.

The Board approved the revised concept, asked the applicants to consider increasing the set back of the top two floors on the V and W Street elevations, studying the treatment of the height at the V Street corner, and how venting will be incorporated into the elevations, and delegated final approval to staff. Vote: 9-0.

LEDROIT PARK HISTORIC DISTRICT

1936 2nd Street NW, HPA 18-386, concept/addition, rear and third floor addition on two-story row house.

The Board found the concept for a two-story rear to be compatible, but that the third-floor addition was not compatible with the character of the LeDroit Park Historic District. Vote: 9-0.

~~513 U Street NW, HPA 18-360, concept/rear roof addition; areaway alterations.~~

[deferred at request of the owner]

CAPITOL HILL HISTORIC DISTRICT

732 4th Street NE, HPA 18-248, concept/rear and rooftop additions.

The Board found the revised concept to be compatible with the historic district and delegated final review to staff with the following conditions: 1) that drawings be developed that document and confirm that substantial demolition is not proposed and that the building section confirms the new third floor does not intersect the windows at the front elevation; 2) that the roof deck is eliminated; and 3) that a frame mockup be erected to ensure that the roof addition is no more visible than presented. Vote: 8-1

CONSENT CALENDAR

The Board approved the following on the Consent Calendar on May 24:

LANDMARK DESIGNATION HEARING

Harewood Lodge, 3600 Harewood Road NE, Case 17-22.

The Board requested that a fuller boundary justification and consideration of any pre-1923 plantings be incorporated into the nomination.

CAPITOL HILL HISTORIC DISTRICT

216 8th Street NE (filed as 222), HPA 18-300, concept/rear addition; front alterations.

CLEVELAND PARK HISTORIC DISTRICT

3512 Lowell Street NW, HPA 18-366, concept/rear additions, window alterations, side porch addition.

DUPONT CIRCLE HISTORIC DISTRICT

1325 21st Street NW, HPA 18-358, concept/rear addition; basement alterations.

14TH STREET HISTORIC DISTRICT

1314 Vermont Avenue NW, HPA 18-374, concept/rear additions and alterations.

MOUNT VERNON SQUARE HISTORIC DISTRICT

923-927 5th Street NW, HPA 18-212, revised concept/new construction.

The Board requested that archaeological investigation be performed, and that the design continue to be simplified for the tower.

919 5th Street NW, HPA 18-370, concept/second story addition to existing building.

The Board requested that archaeological investigation be performed at both properties.

PENNSYLVANIA AVENUE NATIONAL HISTORIC SITE

301 Indiana Avenue NW, HPA 18-375, concept/DC Police Memorial.

(Pfaehler rescued)

SHERIDAN KALORAMA HISTORIC DISTRICT

2318 California Street NW, HPA 18-359, concept/extend roof addition; enclose third-floor deck.

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>.