

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
October 26 and November 2, 2017

OCTOBER 26 AGENDA

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

It was announced that consideration of the proposed Kingman Park Historic District (Case 16-19, all properties between East Capitol, 19th and M Streets NE and Maryland Avenue NE and the Anacostia River) has been deferred until the January 25, 2018 HPRB meeting, and that the Office of Planning will be holding a public meeting on Saturday, November 18, 2017 from 10am-12:00noon (at a location to be announced) on the historic district designation process.

AGENDA

DESIGNATION HEARING

~~Equitable Life Insurance Company Headquarters, 3900 Wisconsin Avenue NW, Case 17-19. [This case was deferred to November 16 at the request of the applicant]~~

SHERIDAN KALORAMA HISTORIC DISTRICT

1806 24th Street NW, HPA 17-584, permit/site alterations.

The Board found the expansion in width of the lead walk and front stoop, the use of bluestone paving, and the installation of a large metal box in the front yard to be incompatible with the character of the property and the Sheridan Kalorama Historic District, but found the construction of the low red brick retaining wall to be compatible. Vote: 7-0.

ANACOSTIA HISTORIC DISTRICT

1201-1215 Good Hope Road SE, HPA 17-593, revised concept/alterations and new construction.

The Board found the revised concept to be compatible with the character of the historic district and consistent with the purposes of the preservation act. The Board asked that any terrace railings be pulled back from the edges of the buildings, that a preservation plan be developed for the historic facades, that the number of at-risk windows be reduced on the side elevation, that clad wood windows would be compatible, and that final approval be delegated to staff but that HPO and the applicants continue to communicate with the community as the plans are finalized. Vote: 7-0.

ANACOSTIA HISTORIC DISTRICT

1928 15th Street SE, HPA 17-598, concept/new rowhouse on vacant lot.

Board found the project overall compatible with the guidelines and character of the historic district and recommends the following conditions: that the HVAC and utility meters are relocated to side or rear; the return ends and eaves are defined in the plan; the cornice detail is reexamine; and the

solar panels are to be non visible. The Board voted that the applicant work with the neighbors on an easement or creation of a passageway for the homes and delegates further review to staff, with the condition that project return to the Board on consent. Vote: _6-0.

1528 W Street SE, HPA 17-599, concept/new single family dwelling on vacant lot.

The Board found the project compatible with the guidelines and character of the historic district and recommends that the solar panels are non visible; the cement slab and PVC materials are reevaluated; and a window schedule is developed. The Board delegates further review to staff, with the condition that project return to the Board on consent. Vote: _6-0.

1600-1602 V Street SE, HPA 17-665, concept/two new frame row houses, two stories with front porch

The Board found the general concept for new construction to be compatible with the character of the historic district with the condition that the details of the eaves and rake boards along the corners and roof of the houses should be developed and drawn; The wood siding should be specified with a four-inch exposure; a wider skirt board should be included at the bottom of the side elevations; the foundation should be supported by brick or brick-clad piers, with framed-wood-lattice apron between them; the front porch balustrade and post should be designed with a simple pattern that is not overly historicist; the details of how the houses will meet at porches, siding, cornices, and roofs should be developed; the windows should be narrowed slightly to accentuate their vertical proportions, and changed to one-over-one double hung; a window schedule and vent dimension should be added to the plan. The Board delegates further review to staff, with the condition that project return to the Board on consent. Vote: _6-0.

MOUNT PLEASANT HISTORIC DISTRICT

1730 Kenyon Street NW, HPA 17-556, concept/building and site alterations, two- story rear addition.

The Board approved the concept for the addition as compatible with the character of the historic district and delegated to staff further review with the condition that the formstone be removed from the façade and the façade brick be repaired as necessary. The Board also delegated to staff review of any proposed revision to set back the wall(s) from 1728 Kenyon Street. The Board acknowledged Advisory Neighborhood Commission 1D's resolution, agreeing that the addition would not be out of place with the neighborhood as a whole and that the particular context of this row and block should be considered. The Board disagreed with the ANC recommendation that the second-story courts must be retained here, because it was the formerly open porches on the row that had been the character-defining features of the rear, rather than the subsequent and individual infill, and the adaptability purpose of the preservation law here outweighs the interest in preserving the outline of those porches. The Board found that a reference to "contrasting" additions in the historic preservation guidelines refer not to *any* difference with the underlying house, but rather to additions that have starkly different expressions from that of the house to which they are attached. Vote: 6-0 (absent: Horsey).

U STREET HISTORIC DISTRICT

1901 12th Street NW, HPA 17-653, concept/add glazed French door to side elevation.

The Board found the issuance of the permit inconsistent with the purposes of the preservation act as it would result in an alteration that is incompatible with the character of the house and the U

Street Historic District and recommend the project change to a single door in the window opening with a full light door. Vote: 7-0.

CAPITOL HILL HISTORIC DISTRICT

326 A Street SE, HPA 17-591, concept/three-story rear and side addition.

The Board voted to support the staff report with the following findings: that if the applicant wishes to proposed demolition of the house they complete a thorough condition's report detailing the existing conditions at the property and a document detailing plans to dismantle, salvage, relocate, and reconstruct the original house should be developed and that as much original historic fabric be retained and re-used as possible; that the entrance at the house's east elevation be retained; and the further refinements be made to the design at the side addition; Vote:7-0.

600 Pennsylvania Avenue SE, HPA 17-594, concept/alterations, retail storefronts.

The Board found the concept to be generally compatible with the Capitol Hill Historic District, and delegate final approval to staff with the condition that: (1) the existing arched masonry openings be retained; (2) the metal panels flanking the lobby entrance be deleted and masonry retained; (3) the proportions of the storefront glazing elements be enlarged by eliminating duplicative vertical framing elements; (4) detailed storefront drawings be developed to ensure that the storefront relates in detailing and character with the historic district. Vote: 7-0.

NOVEMBER 2 AGENDA

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

~~MOUNT PLEASANT HISTORIC DISTRICT~~

~~305-3307 18th Street NW, HPA 17-659, concept/raze and rebuild carriage house. (deferred at the request of the applicant)~~

WALTER REED HISTORIC DISTRICT

6900 Georgia Avenue NW, HPA 17-432, revised concept/new construction of retail and apartment building.

The Board approved the concept as compatible with the character of the historic district, incorporating the staff report comments, plus Board comments recommending: less projection of the balconies on the north building and removal of the balconies from its second story; refinement of the attic at the north east corner; changing from faux-wood materials to real wood; and the applicant ensuring that the metal panels, especially applied to the north building, be installed so as not to manifest "oil canning" and obvious joints. Vote: 8-0.

U STREET HISTORIC DISTRICT

1520-1522 T Street NW, HPA 17-662, concept/alteration, lot combination subdivision, rooftop addition.

The HPO recommends that the Board find the concept generally compatible with the character of the historic district and consistent with the purposes of the preservation act following the condition that further reduction in size of the roof addition is needed and the glass paneling provides some depth to highlight the ell wing. The Board delegates final approval to staff. Vote: 8-0.

DESIGNATION HEARING

West Heating Plant, 1051/1055 29th Street NW, Case 17-20.

The Board designated the West Heating Plant, 1051-1055 29th Street NW, a historic landmark in the D.C. Inventory of Historic Sites. Vote: 5-3.

GEORGETOWN HISTORIC DISTRICT

West Heating Plant, 1051/1055 29th Street NW (Square 1193), HPA 17-263, concept/substantial demolition, reconstruction for multi-unit residential building.

The Board heard testimony but continued the case to November 16.

West Heating Plant, 1051/1055 29th Street NW (Square 1193), HPA 17-633, permit/demolition.

The Board deferred the case to November 16 for lack of sufficient time.

CONSENT CALENDAR, OCTOBER 26, 2017

The Board considered and approved the following items on the consent calendar:

CLEVELAND PARK HISTORIC DISTRICT

3618 Ordway Street NW, HPA18-004, concept/modify porch.

14TH STREET HISTORIC DISTRICT

1714-1716 14th Street NW, HPA 17-656, concept/two-story rooftop addition.

GEORGETOWN HISTORIC DISTRICT

1226-1234 36th Street NW, HPA 18-003, subdivision/subdivision (combination) of lots. (Taylor recused)

PENNSYLVANIA AVENUE NATIONAL HISTORIC SITE

905-909 E Street NW, HPA 17-509, concept/one-story addition and roof deck atop five-story building.

STRIVERS SECTION HISTORIC DISTRICT

1619 Swann Street NW, HPA 17-666, concept, alter fenestration of non-contributing building.

CONSENT CALENDAR, NOVEMBER 2, 2017**~~HISTORIC LANDMARKS~~**

~~PEPCO Harrison Street Substation, 5210 Wisconsin Avenue NW, HPA 18-014, concept/façade restoration and exterior alterations (pending landmark). (deferred at the request of the ANC)~~

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>