

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
September 26 and October 3, 2019

SEPTEMBER 26 AGENDA

Present: Marnique Heath, Chair; Andrew Aurbach, Thomas Brokaw, Brian Crane, Linda Greene, , Chris Landis, Gretchen Pfaehler. Absent: Outerbridge Horsey Barbara Jowers-Barber

DESIGNATION HEARING

Barry Farm Dwellings, 1100-1371 Stevens Road, 2677-2687 Wade Road and 2652 Firth Sterling Avenue SE, Case 19-07 (*Board deliberation; continuation of July 25th hearing*).

The Historic Preservation Review Board granted the DC Housing Authority (owner of Barry Farm Dwellings) and Empower DC (the applicant), their requests for the Board to defer its decision on the landmark nomination and continued the case to the October 31 hearing.

HISTORIC LANDMARK

Barry Farm Dwellings (*to be considered only if designated*), 1100-1371 Stevens Road, 2677-2687 Wade Road and 2652 Firth Sterling Avenue SE, HPA 19-482, raze.

The Board deferred consideration until the October 31 meeting.

DESIGNATION HEARING

Hillcrest/National Presbyterian Church Historic District, 4101 and 4125 Nebraska Avenue NW and 4120 and 4124 Van Ness Street NW, Case 19-09.

The Board designated the National Presbyterian Church complex as a Historic Landmark to be entered into the District of Columbia Inventory of Historic Sites under DC designation criteria B, D and F with a Period of Significance from 1927 to 1969, and recommended that the nomination be revised and forwarded to the National Register of Historic Places at the local level of significance under Criteria A and C. Vote: 6-0 (Pfaehler recused).

HISTORIC LANDMARK

Scottish Rite Temple, 1733 16th Street NW, HPA 19-497, subdivision.

The Board found the subdivision to be compatible with the landmark and the 16th Street and the 14th Street historic districts. Vote: 7-0.

BLOOMINGDALE HISTORIC DISTRICT

2210 North Capitol Street NW, HPA 19-495, concept/third-story addition and roof deck.

The Board deferred taking an action and advised the applicant to revise the plan to eliminate the visibility of the addition from North Capitol Street and greatly reduce the extent of visibility through the side alley, and submit further information for consideration. No vote taken.

DUPONT CIRCLE HISTORIC DISTRICT

1727 S Street NW, HPA 19-492, concept/rear addition.

The Board found the addition to be compatible with the character of the historic district, contingent on removal of the proposed side windows, and delegated final approval to HPO staff. Vote: 7-0.

14TH STREET HISTORIC DISTRICT

1436 S Street NW, HPA 19-540, concept/second-story addition to one-story garage.

The Board found the addition to be compatible with the character of the historic district and delegated final approval to HPO staff. Vote: 7-0.

CAPITOL HILL HISTORIC DISTRICT

142 D Street SE, HPA 19-329, permit/rear and third-floor addition.

The Board found the rear and side additions could be compatible with the Capitol Hill historic district, but that the visible rooftop addition is incompatible. The Board recommended that the roof addition be pulled further back so that it is not visible from street view and that the case return for further consideration after revision. Vote: 7-0.

~~1363 and 1365 A Street NE, HPA 19-535 and 19-536, concept/new two-story garages.~~

~~*These cases were deferred at the request of the ANC.*~~

OCTOBER 3 AGENDA

Present: Marnique Heath, Chair; Andrew Aurbach, Linda Greene, Outerbridge Horsey Barbara Jowers-Barber, Chris Landis, Gretchen Pfaehler. Absent: Thomas Brokaw, Brian Crane.

ANACOSTIA HISTORIC DISTRICT

2216 Chester Street SE, HPA 19-463, concept/proposed subdivision of existing lot into two lots; two single-family dwellings each with an accessory dwelling unit.

The Board approved the concept for the subdivision and the primary (front) houses, but not the accessory dwelling units, with a delegation to staff of further review, with the condition that the applicant revise the drawings to address adequately the staff report comments. Vote: 6-1.

2242 Chester Street SE, HPA 19-462, concept/new construction of semi-detached single-family dwelling.

The Board approved the concept design for the proposed house, delegating to staff further review, with the conditions that the applicant revise the drawings to address adequately the staff report comments, and that the cornice of exposed rafter ends be refined in profile. Vote: 6-0 (Landis absent).

1448 W Street SE, HPA 19-554, permit/construction of two-story house.

The Board approved the design for the proposed house, delegating to staff further review of the permit application, with the condition that the applicant revise the drawings to address adequately the staff report comments. Vote: 6-0 (Landis absent).

1446 W Street SE, HPA 19-551, permit/construction of two-story house.

The Board approved the design for the proposed house, delegating to staff further review of the permit application, with the conditions that the applicant revise the drawings to address

adequately the staff report comments, and that the meters be concealed as much as feasible and that the building is sided throughout with wood lap siding. Vote: 6-0 (Landis absent).

WALTER REED HISTORIC DISTRICT

6900 Georgia Avenue NW, HPA 19-560, design development/construction of a six-story building (“I/J”) and Town Center plaza.

The Board supported the development of the designs and delegated further review to the staff, with the condition that revisions for permit drawings address the Board’s comments about:

a) having some smaller-scaled paving materials in the park; b) opening up the kiosk more, having its pergola of the same material as the pergola on the opposite side of the park, and considering extending the pergola over the entire kiosk, including its roof; c) carefully planting and maintaining the bioretention areas to integrate them into the park; d) having the piers at the “townhouse” entrances on the Elder Street side of the building be of the same color and material as those at the retail space; e) concealing through-wall vents from public view as much as feasible; f) adopting another material warmer than the wood-like aluminum panels but of similar color; g) selecting another window material than vinyl, at least without more information on the energy efficiency and durability of the proposed installation; and h) providing more depth/reveal especially where the windows are shown to be installed flush with spandrel panels, and thinning them and giving them more profile at certain points where the units are mullied together. Vote: 7-0.

TAKOMA PARK HISTORIC DISTRICT

218 Cedar Street NW, HPA 19-318, revised concept, new construction of five-story mixed use building.

The Board approved the revised concept contingent on an additional setback on the north elevation’s 3rd and 4th floors (resulting in an associated setback for the penthouse), a reduction in the height of the parapet above the storefronts on Cedar, and a recommendation that a lighter color be used for the penthouse. Final approval was delegated to HPO and less than a quorum of the Board. Vote: 5-2.

6824 5th Street NW, HPA 19-439, concept/solar panels on front elevation.

The Board found the installation of 12 additional panels on the front roof slope at 6824 5th Street to be inconsistent with its principle that roof appurtenances be located so that they are not prominently visible from public street view, and was incompatible in scale, texture, and reflectivity with the character of roofs in the Takoma Park Historic District. Vote: 5-1.

GWU/WEST END HISTORIC DISTRICT

1900 F Street NW, HPA 19-542, concept/enclose interior court; addition.

The Board approved the overall concept with the exception of the removal of the south wall as it is designed right now, and asked for the project to come back to the Board. Vote:6-0.

YOUNG, BROWNE, PHELPS AND SPINGARN EDUCATIONAL CAMPUS HISTORIC DISTRICT

820 26th Street NE, HPA 19-547, concept/two-story addition to existing building.

The case was deferred to October due to a lack of time.

CONSENT CALENDAR

The HPRB approved the Consent Calendar on September 26 by vote of 7-0.

HISTORIC LANDMARKS

Randall Jr. High School, 65 I Street NW, HPA 17-587, renewal of concept approval.
National Presbyterian Church (pending designation), 4101 Nebraska Avenue NW, HPA 19-548, concept/two additions to church building. (*Pfaehler recused*)

CAPITOL HILL HISTORIC DISTRICT

215 G Street NE, HPA 19-556, revised concept/review of additional refinements to Logan School addition.
1356 North Carolina Avenue NE, HPA 19-448, concept/second-story existing rear addition.
803 Maryland Avenue NE, HPA 19-539, concept/second-story addition to existing garage.
715 North Carolina Avenue SE, HPA 19-538, permit/remove rear addition and construct two-story plus cellar addition; convert to single-family dwelling.

CLEVELAND PARK HISTORIC DISTRICT

3403 Lowell Street NW, HPA 19-489, concept/side addition.

SHAW HISTORIC DISTRICT

1329-1335 11th Street NW, HPA 19-559, concept renewal/rear and penthouse additions.

SHERIDAN-KALORAMA HISTORIC DISTRICT

2118 Leroy Place NW, HPA 19-453, concept/exterior alterations at rear.

TAKOMA PARK HISTORIC DISTRICT

520 Butternut Street NW, HPA 19-498, concept/curb cut and driveway.

Transcripts of this 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, or info@OlenderReporting.com. Copies of individual staff reports that are prepared in advance of the hearing are posted on our website at <https://planning.dc.gov>.