

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



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HPRB ACTIONS
September 28, 2023

The Historic Preservation Review Board met on this date to consider the following items.

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Carisa Stanley Beatty, Matt Bell and Gretchen Pfahler.

AGENDA

INFORMATIONAL PRESENTATIONS

Connecticut Avenue Development Guidelines

The Board voted 5-0 to adopt the guidelines stating that it would be a useful tool in the review of future projects and with the understanding that the Board would still be regulated by the preservation law and will continue to review each case for compatibility on its own merits.

~~Design guidelines for Cleveland Park's Historic Commercial Corridor, submitted by Cleveland Park Historical Society.~~

This presentation deferred by the authority of the chair to a future date.

HISTORIC DESIGNATION HEARING

Little Tavern Shop No. 27, 530 Morse Street NE, Case 23-06.

The Historic Preservation Review Board designated Little Tavern Shop No. 27 at 530 Morse Street NE a landmark under District of Columbia Criteria B for History and D for Architecture and Urbanism. Due to compromised integrity resulting from the building's reconstruction, the Board did not recommend forwarding the nomination to the National Register of Historic Places. Vote: 5-0.

HISTORIC LANDMARK

Church of the Epiphany, 1317 G Street NW, HPA 23-508, concept/demolish parish house, construct ten-story residential addition.

The Board found the demolition of the parish hall to be inconsistent with the purposes of the preservation act, and encouraged the Church to consider whether the lecture hall could be retained and incorporated into the new project. The Board found the conceptual design for the addition to be compatible in height, placement and massing, and requested that if the Mayor's Agent finds the project to be one of special merit, that the project be referred back to the Board for final review of the new construction. Vote: 5-0.

WALTER REED HISTORIC DISTRICT

1010 Butternut Street/6099 Georgia Avenue NW, HPA 23-369, revised concept/ alterations.

The Board approved the design development and delegated to staff further review, with the condition that the sign on the elevator shaft be smaller and be relocated to a lower spot to be more compatible and functional.

Vote: 5-0.

ANACOSTIA HISTORIC DISTRICT

1254-1258 Talbert Street SE and 1309-1313 Morris Road SE, HPA 23-094, concept/new construction of six multi-unit townhouses.

The Board deferred taking action, asking the applicants to continue working with the ANC (which sent a resolution opposing the proposal) and the community and return for review when ready.

1519 W Street SE, HPA 23-363, revised concept/two-story addition, window replacement.

The Board deferred taking action and asked the applicants to further refine the design of the roof addition to present itself more clearly as a rear extension.

2100 Martin Luther King Jr. Avenue (1221 V Street) SE, HPA 23-442, concept/construction of three-story multi-unit building.

The Board approved the project and delegated final construction plan approval to staff. Vote: 5-0.

CAPITOL HILL HISTORIC DISTRICT

621 Maryland Avenue NE, HPA 23-500, concept/roof deck.

The Board found the visible portions of the roof deck and covered structure incompatible with the character of the Capitol Hill Historic District and delegated authority to HPO to approve a non-visible roof deck and appurtenances. Vote: 5-0.

MOUNT PLEASANT HISTORIC DISTRICT

1819 Kenyon Street NW, HPA 23-506, concept/three-story addition, deck atop addition.

The Board approved the concept and delegated further review to staff. Vote: 5-0.

WASHINGTON HEIGHTS HISTORIC DISTRICT

1836-1840 Kalorama Road NW, HPA 23-515, concept/rear and roof additions.

The Board voted 5-0 in concurrence with the HPO report as follows:

- *The concept of a two-story roof addition on 1836 was compatible with revisions to the fenestration and entry;*
- *The roof addition on 1840 should be lowered or set back to not be visible from Kalorama Road;*
- *The rear staircases should be revised; and*
- *Scaled drawings of all meters and mechanical equipment should be provided*

CLEVELAND PARK HISTORIC DISTRICT

3515 Wisconsin Avenue NW, HPA 23-514, concept/demolish non-contributing building, replace with three-story new construction, alterations to existing buildings.

The Board found the addition and alterations to be compatible with the character of the Cleveland Park Historic District, with the proviso that the materials and coloration should continue to be developed in a compatible manner with the historic district, and delegated final review to staff. Vote: 5-0.

CONSENT CALENDAR

The Consent Calendar was approved by a vote of 5-0, with comments on selected cases as noted below.

HISTORIC LANDMARK

Springland, 3550 Tilden Street NW, HPA 23-505, concept/rear alterations, side porch replacement.

ANACOSTIA HISTORIC DISTRICT

1527-1531 U Street SE, HPA 23-177, revised concept/subdivide into three lots, construct two attached dwellings.

The Board asked that the case return on the consent calendar with further details regarding the materials and porch design.

CAPITOL HILL HISTORIC DISTRICT

116 5th Street SE, HPA 23-439, concept/third-story addition, enclose second floor deck.

The Board expressed concerns about whether the sloped stair override might trigger a code issue and might need to be revised into something that would be visible. They also requested a preservation plan for the front elevation, specifically noting that the existing windows appear historic and should be restored, not replaced. If there are issues with the stair override, the case will need to come back before the HPRB.

DUPONT CIRCLE AND MASSACHUSETTS AVENUE HISTORIC DISTRICTS

1625 Massachusetts Avenue NW, HPA 23-454, alterations to glazing and framing at ground floor; update spandrel panels at façade; modify penthouse.

CLEVELAND PARK HISTORIC DISTRICT

2964 Newark Street NW, HPA 23-503, concept/rear and front additions.

GEORGETOWN HISTORIC DISTRICT

1728 Rear 34th (3419 R) Street NW, HPA 23-502 and 23-320, subdivision/combine five lots into one to construct two-story building.

KALORAMA TRIANGLE HISTORIC DISTRICT

2023 Allen Place NW, HPA 23-504, concept/rear addition and front areaway.

The Board asked that a preservation plan for the building be included in the final plan submission.

MOUNT PLEASANT HISTORIC DISTRICT

1648 Park Road NW, HPA 23-501, concept/construct two-story garage.

SHAW HISTORIC DISTRICT

1301 11th Street NW, HPA 23-513, renewal of concept approval.

WALTER REED HISTORIC DISTRICT

1280 (1250) Dahlia Street NW, HPA 23-320, design development/new construction of three-story building.

The Board expressed concern that the windows should be set deeper in the walls, and the trim is flat; additional depth is needed.

HPRB meetings are governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov

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.nealgross.com or info@nealgross.com. Individual staff reports that are prepared in advance of the hearing are posted on our website at <https://planning.dc.gov> .