

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS**  
**October 24 and October 31, 2013**

The Historic Preservation Review Board met to consider the following items on October 24 and October 31, 2013.

**OCTOBER 24 HPRB AGENDA**

Present: Rauzia Ally, Andrew Aurbach, Maria Casarella, Graham Davidson, Nancy Metzger, Robert Sonderman, Joseph Taylor and Charles Wilson. Absent: Gretchen Pfaehler (Sonderman acting chair).

**INFORMATIONAL PRESENTATION**

Presentation on the 2016 Historic Preservation Plan.

- Informational presentation only.

**LANDMARK HEARINGS**

The Round House, 1001 Irving Street NE, Case #13-06.

- The Board denied landmark designation of the Round House, 1001 Irving Street NE. Vote: 3-5.

The Metropolitan Apartments, 200-210 Rhode Island Avenue NE, Case #13-19.

- The Board designated the Metropolitan Apartments, 200-210 Rhode Island Avenue NE, a historic landmark to be entered into the D.C. Inventory of Historic Sites. The Board recommended that the SHPO forward the nomination for listing in the National Register as of local significance with a period of significance of 1936-1937. Vote: 8-0.

**HISTORIC LANDMARKS**

Randall Junior High School, 65 I Street SW, HPA #13-341, revised concept/rehabilitation and 12-story addition.

- The Board reaffirmed its previous comments to the Mayor's Agent, and endorsed the revised concept with the following additions: (A) the concept should be further developed to avoid the lowering of auditorium windows and include the restoration of the cornice balustrade on the center block; (B) further consideration should be given to the treatment of the museum wing so as to reduce impacts on the historic building; (C) take into account the comments of the Board, particularly the relationship of the museum addition to the main block, and the metal skin between the corners; and (D) explore ways to improve the relationship between the historic building and the residential addition, with a closer look at revising the cantilever elements supported by the single columns. Vote: 8-0.

Patterson House, 15 Dupont Circle NW, HPA #13-577, concept/six-story addition.

- The Board voted to establish the period of significance for the Patterson House as 1902-1948, therefore making the existing two-story addition from 1956 non-contributing. Vote: 7-0 (Wilson absent). At the request of the applicant, the Board did not make a motion or take a vote on the proposed concept, but concurred with the findings in the staff report that the addition was incompatibly tall and too close to the mansion.

**GEORGETOWN HISTORIC DISTRICT**

~~2734 P Street NW, HPA #13-246, concept/demolition of rear ell, addition and rear carport and shed, and construction of a two-story addition and a carport.~~ Case deferred at the request of the applicant.

**U STREET HISTORIC DISTRICT**

1921-23 14<sup>th</sup> Street and 1351 Wallach Place, NW, HPA #13-568, concept/alteration and new construction of nine-story apartment building.

- The Board adopted the HPO report recommending approval of the general concept as compatible with the historic district. In addition to the suggestions for further refinement outlined in the HPO report, the Board requested additional study of the Wallach Place retail entrance and infill element, the width and size of the bay projections, elimination of the cantilevered element over the historic building, and the amount of glazing and material use. The Board requested to review the building again when appropriate. Vote : 4-2 (Casarella and Wilson absent)

**SHERIDAN KALORAMA HISTORIC DISTRICT**

1823 Phelps Place NW, HPA #13-593, concept/driveway reconfiguration in side yard.

- The Board approved the concept as consistent with the purposes of the preservation act, with comments, and delegated final approval to staff. Vote: 4-2 (Casarella and Wilson absent)

2422 Tracy Place NW, HPA #13-600, after-the-fact permit for roof replacement.

- The Board advised the Mayor's Agent that the permit application for replacement of the pre-existing slate roof with fiberglass shingles is not consistent with the purposes of the preservation law, as it pertains to any roof elevation that is prominently visible from Tracy Place, NW. The Board approved the use of either synthetic slate or real slate on the front slope and right of side of the front dormer, with the condition that a sample be provided for HPO review at the time of permitting. Vote: 6-0. (Casarella and Wilson absent)

**OCTOBER 31<sup>ST</sup> AGENDA**

Present: Gretchen Pfaehler, Chair; Rauzia Ally, Andrew Aurbach, Maria Casarella, Graham Davidson, Nancy Metzger, Joseph Taylor and Charles Wilson. Absent: Robert Sonderman.

**TAKOMA PARK HISTORIC DISTRICT**

6915-6917 Maple Street NW, HPA #13-565, concept/rear addition.

- The Board found the proposed concept incompatible with the character of the historic district and provided direction to the applicant on how the addition could be revised to be compatible. Vote: 8-0.

**DOWNTOWN HISTORIC DISTRICT**

610-624 Eye Street and 609-619 H Street NW, HPA #13-627, concept/ demolition, alterations and new construction for office and retail building.

- The Board found the demolition of contributing buildings, the size, design, and scale of the proposed addition and the closing of the public alley to be incompatible with the character of the historic district and inconsistent with the purposes of the preservation act. The Board recommended that any addition on

the site be substantially smaller and respect and retain the historic buildings on the site. Vote: 7-0 (Wilson absent).

### **HISTORIC LANDMARKS**

McMillan Park Reservoir, 2501 First Street NW, HPA #13-318, revised concept/townhouses, mixed use retail and residential buildings, medical office buildings.

- The Board: (A) Determined that the proposal will result in substantial demolition, as defined in the preservation regulations, and therefore inconsistent with the purposes of the Historic Landmark and Historic District Protection Act; (B) Found the revised master plan has been developed to retain important character-defining features of the site sufficient to convey its historic characteristics; (C) Found the revised concept designs to represent an architecturally coordinated and cohesive approach that specifically relates to the character of the McMillan site; and (D) Asked that the project return for final review after approval by the Zoning Commission and Mayor's Agent. Vote: 7-0 (Taylor absent).

## **CONSENT CALENDAR**

The Board approved the following items on the consent calendar on October 24: 8-0.

### **ANACOSTIA HISTORIC DISTRICT**

2221 Chester Street SE, HPA #13-618, construction of two-story detached dwelling.  
1352 Valley Place SE, HPA #13-619, construction of two-story detached dwelling.

### **CAPITOL HILL HISTORIC DISTRICT**

327 7<sup>th</sup> Street NE, HPA #13-615, concept/rear addition.  
414 East Capitol Street NE, HPA #13-546, concept/rear addition.

### **CLEVELAND PARK HISTORIC DISTRICT**

3703 Porter Street NW, HPA #13-574, permit/solar panels.  
3045 Ordway Street NW, HPA #13-582, permit/rear addition.

### **14<sup>TH</sup> STREET HISTORIC DISTRICT**

1734-36 14<sup>th</sup> Street NW, concept/renovation and rear addition.

### **WASHINGTON HEIGHTS HISTORIC DISTRICT**

2316 18<sup>th</sup> Street NW, HPA #13-473, concept/roof addition.

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