

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS**  
**January 23<sup>rd</sup> and January 30<sup>th</sup>, 2014**

The Historic Preservation Review Board will meet to consider the following items on January 23<sup>rd</sup> and January 30, 2014.

**JANUARY 23<sup>RD</sup> MEETING**

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

**HISTORIC DESIGNATION HEARING**

Meridian Hill Historic District, Case 14-01.

The Board took testimony from the applicant, staff and public, expressed general support for the designation of the neighborhood but left the record open for 30 days before a decision and possible adjustments to the proposed boundary. Vote: 8-0.

**HISTORIC LANDMARKS**

Western High School (Duke Ellington School of the Arts), 3500 R Street, NW, HPA 14-133, concept/alterations and new construction.

The Board heard presentations by the applicant and interested parties and offered a variety of comments regarding several aspects of the concept design including modifications proposed for the lawn, the portico, and the rooftop, as well as the amount of demolition, and the overall design. Although the Board indicated general agreement that the proposal would have to be forwarded to the Mayor's Agent and requested another opportunity to review a revised concept, no formal action was taken and the staff report was not adopted.

**U STREET HISTORIC DISTRICT**

1324 W Street, NW, HPA 13-620, concept/rear and roof addition.

The Board found the proposed concept compatible with the character of the historic district and consistent with the purposes of the preservation act on the condition that a flag test or mockup confirm invisibility of the addition, deck railing, and deck appurtenances from anywhere on W Street. Vote: 8-0.

**MOUNT PLEASANT HISTORIC DISTRICT**

1867 Park Road NW, HPA 14-091, concept/construction of two-and-a-half-story building as addition to existing building, rear addition, repairs, site work.

The Board did not approve the concept, determining it not to be compatible with the character of the historic district because, as additions to the historic building, the totality of the new construction is too large and too prominently placed to avoid detracting from the present house. Vote: 6-2.

**DUPONT CIRCLE HISTORIC DISTRICT**

1618 Q Street NW, HPA 13-625, concept/rear and roof addition to rowhouse.

The Board found the proposed concept compatible with the character of the historic district and consistent with the purposes of the preservation act with the following conditions: (A) Conduct an additional flag test if any heights or setbacks change during the design development of the project; (B) Consider a different treatment for the east and west brick wall guardrails at the roof deck that minimize the mass of the building while maintaining privacy between properties. The Board approved the staff report. Vote: 6-0.

**JANUARY 30<sup>th</sup> MEETING**

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

**CONSENT ITEM: CLEVELAND PARK HISTORIC DISTRICT**

3021 Ordway Street, NW, HPA 14-120, concept/rear addition and deck on non-contributing house. Vote 6-0.

**14TH STREET HISTORIC DISTRICT**

1313-1317 14<sup>th</sup> Street, NW, HPA 14-136, concept/alteration and new construction.

The Board found the subdivision and conceptual design generally compatible with the character of the historic district but requested additional design refinements. Vote: 6-0.

~~1528 Church Street, NW, HPA 14-129, concept/rear additions.~~

The case was deferred at the request of the applicant.

**DOWNTOWN HISTORIC DISTRICT**

624 Eye Street, NW, HPA 14-152, concept/raze; 616 (rear) Eye Street, NW, HPA 14-152, concept/raze.

In two separate actions, the Board determined that 624 Eye Street and 616-Rear Eye Street contributed to the character of the Downtown Historic District. Each vote: 4-2.

**CAPITOL HILL HISTORIC DISTRICT**

238 11<sup>th</sup> Street, NE, HPA 14-094, concept/three-story addition.

The Board adopted the staff report and recommended the applicant refine the design so that the size of the addition is reduced and is located off the main block of the house; address visibility issues; locate any new condensing units and utility meters where they will not be visible; and refine the design for the basement entrance. Final approval delegated to staff. Vote: 6-0

201 East Capitol Street SE, HPA 14-132, permit/temporary entrance ramp.

The Board adopted the staff report and recommended the applicant refine the design to limit the number of turns as illustrated in an alternative plan presented at the hearing. Final approval delegated to staff. Vote: 5-0 (Wilson absent)

407 Independence Avenue SE, HPA 14-082, concept/two-story rear addition.

The Board found the project consistent with the purposes of the preservation act and delegated final approval to staff. Vote: 5-0 (Wilson absent)

#### **INFORMATIONAL PRESENTATION**

Anacostia Historic District Design Guidelines.

The Board offered a few comments requesting more information on landscape and sustainability, resources on appropriate materials for use in the Art Deco and other modern buildings, information on appropriate materials for permeable surfaces, and a statement of the district's period in the introduction. The Board took no action but deferred consideration of adoption for at least 60 days or at a later point when the HPO seeks to bring back the redraft and encouraged that there be additional public input.

#### **MOUNT PLEASANT HISTORIC DISTRICT**

1800 Newton Street NW, HPA 14-150, flagstone paving on existing lead walks, steps and landings and new lead walk.

The Board recommended that a permit not be issued, as the present and proposed work is incompatible and inconsistent with the purposes of the Act, unless the application is revised to: (A) limit the applied paving to only facing each of the treads with single, gray stone slabs; and (B) use the flagstone only to create a stepping-stone walk to connect the existing walks; and (C) remove the stone and concrete patios and restore the planted yard (the correction of the violations should be a condition of approval); (D) remove the remainder of flagstones presently affixed to the stairs, landings and walks, with an appropriate and specific plan for removing the remnant mortar; and (E) address the other violations (door and porch reconstruction). Vote: 5-0 (Wilson absent).

#### **CLEVELAND PARK HISTORIC DISTRICT**

3537 Ordway Street NW, HPA 14-126, concept/rear addition and site alterations.

The Board found the proposed concept compatible with the character of the historic district and consistent with the purposes of the preservation act and delegate final approval to staff. Vote: 5-0 (Casarella recused).

Rosedale, 3501 Newark Street NW, HPA 14-086, revised concept/new construction and site work.

The Board adopted the staff report, which recommended concept approval of Option B, and delegated final approval to staff. Vote on 1/30/14: 5-0 (Wilson absent).

#### **CONSENT CALENDAR**

The Board adopted the staff reports on the following items on the consent calendar on January 23 by a vote of 6-0 (Ally, Sonderman and Wilson absent).

#### **HISTORIC LANDMARKS**

Randall School, 65 I Street SW, HPA 14-124, raze of three rear wings and auditorium stage (demolition not consistent with the purposes of the Act and requires referral to the Mayor's Agent).

#### **ANACOSTIA HISTORIC DISTRICT**

1239 Good Hope Road SE, HPA 14-090, concept/additions at rear of two-story commercial building.

#### **CAPITOL HILL HISTORIC DISTRICT**

636 A Street SE, HPA 14-083, concept/two-story rear addition.

**DENIAL CALENDAR****DOWNTOWN HISTORIC DISTRICT**

709 H Street, NW, HPA 14-085, concept/signage.

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