

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
June 23 and 30, 2016

JUNE 23 MEETING

The Historic Preservation Review Board met and considered the following items. Present: Gretchen Pfaehler (Chair), Andrew Aurbach, Brian Crane, Graham Davidson, Nancy Metzger, Joseph Taylor, Charles Wilson. Absent: Rauzia Ally.

AGENDA

HISTORIC LANDMARK NOMINATION

Denrike Building, 1010 Vermont Avenue NW, Case 10-16.

The Board designated the Denrike Office Building at 1010 Vermont Avenue NW a historic landmark in the D.C. Inventory of Historic Sites and recommended that the nomination be forwarded to the National Register of Historic Places. Vote: 7-0

WASHINGTON HEIGHTS HISTORIC DISTRICT

1800 Columbia Road NW, HPA 16-388, concept/raze non-contributing building, new construction of 6-story building.

The Board gave comments and general direction on improving the compatibility of the concept and directed the applicants to return for further review.

SHAW HISTORIC DISTRICT

1612-1616 7th Street NW, HPA 16-262, concept/four-story rear addition on three two-story commercial buildings.

The Board found the concept of adding a third or fourth floor that would be visible from the 7th Street NW right-of-way to be incompatible with the character of this property and the historic district and advised the applicant to reduce the addition such that it will not be visible from the 7th Street NW right-of-way and return to the Board for further review. Vote: 7-0.

CAPITOL HILL HISTORIC DISTRICT

226 Massachusetts Avenue NE, HPA 16-391, concept/raze of non-contributing building and construction of new building.

The Board found the concept to be consistent with the purposes of the act, but concurred with the finding of the ANC and HPO that further development and refinement was needed on the first floor and public space plan; the applicant was encouraged to work the ANC and HPO on these outstanding issues and delegated final approval to staff. Vote: 7-0.

1237 C Street (Rear), SE, HPA 16-449, concept/additions to alley building.

The Board approved the concept as consistent with the purposes of the act, contingent on further development of the glass curtain wall and brick selection, and delegated final review to staff. Vote: 7-0.

CLEVELAND PARK HISTORIC DISTRICT

3056 Porter Street NW, HPA 16-251, concept/addition.

The Board found the addition compatible with the house and the historic district with the condition the height of the addition is adjusted so that it is proportionate to the house. Final approval delegated to staff. Vote: 7-0.

3101 35th Street NW, HPA 16-452, concept/ addition.

The Board found the concept compatible with the house and the historic district and concurred with HPO's recommendations to reduce the size and height of the chimney and retain the existing front porch until it can be determined whether or not it is an original feature. The Board did not agree with HPO's recommendation to recess the addition 10' from the face of the house. Final approval delegated to staff. Vote: 7-0.

JUNE 30 MEETING

The Historic Preservation Review Board met and considered the following items. Present: Joseph Taylor (Acting Chair), Rauzia Ally, Brian Crane, Graham Davidson, Nancy Metzger, Charles Wilson. Absent: Gretchen Pfaehler, Andrew Aurbach.

MOUNT PLEASANT HISTORIC DISTRICT

1843 Park Road NW, HPA 16-386, alter rear stone wall and provide parking area in rear yard.

The Board approved the concept as consistent with the purposes of the preservation law, with the conditions that the gates be solid, to be reviewed by staff, and the stone removed from the wall be salvaged and carefully stored so that the wall could be restored later. Vote: 6-0.

ANACOSTIA HISTORIC DISTRICT

1340 Maple View Place SE, HPA 16-439, roof deck on side of principal roof.

The Board recommended denial of a permit for the construction or reconstruction of the roof deck and alteration of the dormers as incompatible with the character of the property and the historic district and thus inconsistent with the purposes of the preservation law. Vote: 6-0.

KALORAMA TRIANGLE HISTORIC DISTRICT

~~2341 Ashmead Place NW, HPA 16-055, revised concept/rear and roof additions and front areaway alterations.~~ (This case was deferred at the request of the ANC).

CONSENT CALENDAR

The Board approved the following items on the consent calendar on June 23 by a vote of 7-0.

HISTORIC LANDMARK NOMINATION

Federal Home Loan Bank Board, 1700 G Street NW, Case 15-21.

CAPITOL HILL HISTORIC DISTRICT

1101 Pennsylvania Avenue, SE, HPA 16-308, revised concept/additions and infill.

The Board approved the revised concept but found that the three story element between the retained facades should be either lowered or its fenestration and top more refined and that the extent of projection in the four story new construction element was too great and should be reduced.

120 6th Street, SE, HPA 16-441, concept/raze garage and construct new garage.

The Board approved the concept contingent on the height being reduced from 23 feet.

DUPONT CIRCLE HISTORIC DISTRICT

1713 S Street NW, HPA 16-445, concept/rear exterior addition to rowhouse.

The Board approved the concept contingent on the utility closet under the stairs not being visible and the structural retention plan being finalized with HPO.

14TH STREET HISTORIC DISTRICT

1307 Riggs St NW, HPA 16-454, permit/rear addition, 3 stories.

The Board approved the concept contingent on the basement ceiling not intersecting with the basement windows.

GEORGETOWN HISTORIC DISTRICT

3234 N Street NW, HPA 16-446, pool house.

MOUNT PLEASANT HISTORIC DISTRICT

3118-3120 16th Street NW, HPA 16-312, revised concept/side and roof additions to two buildings.

The Board approved the concept, with the conditions presented in the staff recommendation, adding that the air-conditioning condenser units should not be placed atop the roof addition, consistent with the staff recommendation that they not be seen from 16th Street.

TAKOMA PARK HISTORIC DISTRICT

6805 5th Street NW, HPA 16-448, concept/rear addition.

WOODLEY PARK HISTORIC DISTRICT

2804 27th Street NW, HPA 16-438, concept/1-story glass addition at rear.

The Board approved the concept contingent on the addition not getting any taller.

U STREET HISTORIC DISTRICT

1007 S Street NW, HPA 16-395, concept/new 2-story carriage house.

1355-57 U Street NW, HPA 15-311, revised concept/seven-story-plus-penthouse addition.

1318 T Street NW, HPA 16-381, concept/rear and roof addition.

1520 T Street NW, HPA 16-383, concept/roof addition.

The Board approved the concept contingent on the building having no roof deck and the roof addition being finished in stucco rather than hardiplank.

1710 10th Street NW, HPA 16-477, concept/three-story rear addition.

Transcripts of 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 <http://planning.dc.gov>