

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS**

**JULY 27 AGENDA**

Present: Andrew Aurbach (Acting Chair), Rauzia Ally, Brian Crane, Linda Greene, Chris Landis, , Joseph Taylor. Absent: Marnique Heath, Outerbridge Horsey, Gretchen Pfaehler.

**HISTORIC LANDMARK**

~~Metropolitan Club, 1700 H Street NW, HPA 17-487, concept/roof addition [deferred at request of applicant]~~

**U STREET HISTORIC DISTRICT**

1334 Wallach Place NW, 17-406, concept/third floor addition.

The Board approves the concept and finds it compatible with the U Street Historic District and consistent with the Act, and recommends that final review be delegated to staff. Vote: 6-0.

**CAPITOL HILL HISTORIC DISTRICT**

818 Potomac Avenue SE, HP 17-426, concept/new four-story building.

The Board approve the general concept as consistent with the purposes of the preservation act and delegate final approval to staff with the condition that the applicant work with staff and the ANC to refine the material color selection, public space plan, and construction details. The Board agreed with the ANC's comments regarding the public space plan. Vote: 6-0.

**CAPITOL HILL HISTORIC DISTRICT**

226 Kentucky Avenue SE, HPA-17-493, concept/rear and rooftop additions.

The Board asked the applicant to refine plans for the roof addition, rear addition and decks and return to the Board for approval. Vote: 6-0

501 C Street NE, HPA 17-427, revised concept/construct rear additions, alter façades, lot combination subdivision.

The Board found the alteration and subdivision to be compatible with the Capitol Hill Historic District, and delegate final approval to staff with the following modifications: 1) that the existing rear windows be infilled with recessed brick installed in place of the window sashes; 2) that the cornice not extend over the ground floor entrance at the 5<sup>th</sup> Street elevation. Vote: 6-0.

**AUGUST 3 AGENDA**

Present: Rauzia Ally, Andrew Aurbach, Brian Crane, Linda Greene, Outerbridge Horsey, Chris Landis, Gretchen Pfaehler, Joseph Taylor. Absent: Marnique Heath.

**WALTER REED ARMY MEDICAL COLLEGE HISTORIC DISTRICT**

6900 Georgia Avenue NW, HPA 17-432, construction of seven-story multi-family and retail building.

The Board supported the concept's height and footprint. The Board requested that the project return to the Board with revisions. The Board recommended further development of materials,

including on the alley side of the building; further development of the landscape; development of the mechanical systems in so far as they will be visible on the exterior; more variation among the heights and character of the storefronts between the three sections of the project and elimination of the exposed column at the project's southeast corner; equalizing the widths of the hyphens at the greater (20-foot) width; resolving the central pavilion as abstracted portico; development of the Dahlia Street side and depicting it in relations to future buildings on the opposite side of that street; resolving the balconies on the north building; resolving the solid-void ratio on the north building and its relationship to the cornice; and perhaps reducing the projection of the canopy over the central pavilion. The Board acknowledged the ANC resolution and agreed that the project should return and that the applicants should provide materials samples. The Board acknowledged as well that the park landscape is separate from this project, but encouraged the applicant to consider the design of all new buildings in light of their contexts. Vote: 8-0

#### **DOWNTOWN HISTORIC DISTRICT**

~~10:00-10:45 606 H Street NW, HPA 17-414, concept/seven-story rear addition to three-story rowhouse [deferred at request of ANC]~~

#### **INFORMATIONAL PRESENTATION/PENDING LANDMARK**

3900 Wisconsin Avenue NW, HPA 17-495, informational presentation on master plan for pending landmark.

No action taken; informational presentation only.

#### **SHAW HISTORIC DISTRICT**

1329-1337 11<sup>th</sup> Street NW, HPA 17-187, revised concept/rear and roof additions.

The Board approved the subdivision and the revised plans for the interior and rear addition, but required that visibility of the roof top addition be eliminated or further reduced, and delegated final approval to staff. Vote: 8-0.

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

1312 13<sup>th</sup> Street NW HPA 17-486, concept/demolition, new construction.

The Board made the following findings: 1) based on the historical and existing conditions documentation, the existing building is non-contributing to the 14<sup>th</sup> Street Historic District based on a lack of integrity; 2) the proposed new construction project is compatible with its context and the 14<sup>th</sup> Street Historic District; 3) final approval is delegated to staff, with the condition that the applicants continue to coordinate with HPO on design development and material selection. The Board noted that the design had been revised and the integrity report developed since the project was presented to the ANC, and that the issues raised in the ANC resolution had subsequently been addressed. Vote: 7-1.

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

1108 South Carolina Street Avenue SE, HPA 17-420, concept/two story rear addition, basement, two story side addition.

The Board found the concept for the addition compatible with the historic district and concurred with the staff report. Vote: 5-3.

418 and 420 7<sup>th</sup> Street SE, HPA 17-481, concept/combine two rowhouses; rear and rooftop additions; and new building at rear of lot.

The Board found the concept incompatible with the character of the historic district and inconsistent with the purposes of the preservation act. For the project to be found consistent with the act and compatible with the historic district, the plans should be modified to accomplish the following: 1) Significantly reduce the amount of demolition to be consistent with DCMR 10-C, Section 305; 2) Retain the rear elevation walls; 3) Pull the rooftop addition in several feet from the rear elevations, eliminate the deck at the front of the roof, and relocate the HVAC equipment off the roof of the roof addition, and prepare a roof mock up of the proposed roof addition to test for visibility; 4) Inset any infill next to the dog-leg additions from the rear elevations to retain a memory of the original massing and rhythm of the rear elevations; 5) Limit the height of the new rear building to 20 feet and explore the possibility of pushing it further back on the lot. Vote: 4-2

### **CONSENT CALENDAR**

By a vote of 6-0, the Board considered and approved the following items on the consent calendar on July 27:

#### **LANDMARK DESIGNATIONS**

Twin Oaks Playground, 4025 14<sup>th</sup> Street NW, Case 16-06.  
U.S. Department of State, 2201 C Street NW, Case 17-12.

#### **HISTORIC LANDMARKS**

Friends Meeting House, 2111 Florida Avenue, NW, HPA 17-490, concept/solar panels.

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

3031 Macomb Street, NW, HPA 17-483, concept/roof dormers.  
3610 Macomb Street, NW, HPA 17-385, concept/rear addition.

#### **U STREET HISTORIC DISTRICT**

1911½ 8<sup>th</sup> Street NW, 17-430, concept/roof addition and deck.

#### **WASHINGTON HEIGHTS HISTORIC DISTRICT**

2412-rear 18<sup>th</sup> Street NW, HPA 17-416, revised concept/roof alterations to commercial garage.

---

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.nealrgross.com](http://www.nealrgross.com) or [info@nealrgross.com](mailto:info@nealrgross.com). Individual staff reports that are prepared in advance of the hearing are posted on our website at <http://planning.dc.gov>