

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
October 28 and November 4, 2021

The Historic Preservation Review Board meet and considered the following items.

OCTOBER 28 MEETING

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Carisa Stanley Beatty, Matt Bell, Linda Greene, Alexandra Jones, Sandra Jowers-Barber and Gretchen Pfaehler.

HISTORIC DISTRICT DESIGNATION HEARING

Anacostia Historic District boundary expansion, Case 21-10.

The Board amended the historic district's designation by extending its boundaries to take in the properties proposed for addition/designation in the application, with the exception of Square 5601, Lot 54; Square 5778, Lots 163-165, 833, 834 and 838; Square 5803, Lots 800, 802, 803, 810, 877, 878, 880 and 980; Square 5860, Lot 96. The Board found that the properties merit designation under District of Columbia designation criteria B and D and National Register criteria A and C. The Board set a period of significance of 1854 to 1948. The nomination will be forwarded to the National Register once the applicants revise it to update the background and the property information to apply to the entire existing district.

The Board received three letters from Advisory Neighborhood Commission 8A, one in 2018 and two in 2021 characterizing resolutions on the expansion of the historic district. The first was fully in support. The second recommended exclusion of the 2300 through 2400 blocks of Martin Luther King Jr Ave SE, with particular emphasis on the ANC's support for a redevelopment project in the 2300 block. The third recommending exclusion of the 1800 through 2500 blocks of Martin Luther King Jr. Avenue SE, 1249-1252 Talbert Street SE, the 2200-2500 block of High Street SE, and 1408 Minnesota Avenue SE. The 1800 through 2200 blocks of Martin Luther King were not at issue, as the application did not propose to alter, add or remove them; portions of each block are already within the historic district and portions remain outside, as before. As to the rest of the addresses, the Board found the proposed contributing properties to be sufficiently significant as related historically and architecturally to the Anacostia neighborhood, making explicit reference to 1408 Minnesota and 2427 Martin Luther King. Vote: 7-0 (Jones abstained).

HISTORIC LANDMARK DESIGNATION

African American Civil Rights Multiple Property Document.

The Board adopted the National Register of Historic Places Multiple Property Document, 20th Century African American Civil Rights Sites in Washington, DC, 1912-1974 and recommended that it be forwarded to the National Register of Historic Places. Vote: 8-0.

Lucy Diggs Slowe Elementary School, 3115 14th Street NE, Case 21-19.

The Board designated Slowe Elementary School at 3115 14th Street NE a historic landmark to be entered in the D.C. Inventory of Historic Sites, and recommended that it be forwarded under the Multiple Property Document 20th Century African American Civil Rights Sites in Washington, DC, 1912-1974 and under the Multiple Property Document Public School Buildings in the District of Columbia, 1862-1960 to the National Register of Historic Places for listing under Criteria A and C. Vote: 8-0.

WALTER REED ARMY MEDICAL COLLEGE HISTORIC DISTRICT

1000 Main Drive NW, HPA 21-154, concept/subdivision and construction of townhouses and condominium flats buildings.

The Board did not approve the concept as presented, characterizing the proposal as both ambitious and too congested, not yet relating sufficiently to the campus character. The Board did not offer objections to the proposed subdivision. It suggested more visual permeability from the streets and probably less density. It should be more in keeping with earlier plans and with the design guidelines. The site plan might open more onto Fern Street, while fronting more on Elder. The landscape should be developed further, and the sitewide changes in grade and drainage issues might be represented more clearly. Regarding the attic stories, the Board recommended at least reconsidering the color scheme. The ends of the Fern Street houses should be less awkward and better related to their fronts. On the stacked units, more solid wall, fewer spandrels, and more rhythm were suggested. The Board also recommended more outreach to the affected Advisory Neighborhood Commissions. Vote: 8-0.

ANACOSTIA HISTORIC DISTRICT

1929 15th Street SE, HPA 21-422, concept/new construction, Anacostia Recreation Center.

The Board approved the project as consistent with the purposes of the preservation law, contingent on the applicants looking to modify the entrance gate to remove the heavy top horizontal framing element and lowering the height of the entrance canopy. Vote: 8-0.

DUPONT CIRCLE HISTORIC DISTRICT

1625 P Street NW (Stead Park), HPA 21-562, permit/two-story addition, solar canopy.

The Board found the addition to be compatible with the historic district but asked that further study be done on the color and scale of cladding on the addition, and for that to return to the Board for further review when ready. Vote: 6-0.

HISTORIC LANDMARK

Northern Bus Garage, 4615 14th Street NW, HPA 21-553, concept/addition, alterations.

The Board approved the revised design and delegated all remaining review to HPO. Vote: 6-0.

NOVEMBER 4 MEETING

Present for the meeting were: Marnique Heath, Chair; Andrew Aurbach, Carisa Stanley Beatty, Matt Bell, Linda Greene, Sandra Jowers-Barber and Gretchen Pfaehler. Absent: Alexandra Jones.

U STREET HISTORIC DISTRICT

1250 U Street NW, HPA 21-421, concept/construct 10-story plus penthouse building and townhouses along alley.

The Board did not vote on the application but expressed concern about the proposed height and mass of the 10-story building and asked that the applicants study whether removing a floor and/or further modulating the mass could improve the project's compatibility.

HISTORIC LANDMARK

~~Mount Vernon Place United Methodist Church (addition), 901 K Street NW, HPA 21-563, permit/install two signs.~~

This case was withdrawn by the applicant.

MOUNT VERNON SQUARE HISTORIC DISTRICT

1251 4th Street NW, HPA 21-503, concept/storefront alterations, add 3rd story.

The Board approved the roof decks, contingent on an appropriate setback for the railings, but found the third story addition to be incompatible with the historic district. Vote: 6-0.

1251 4th Street NW, HPA 21-557, concept/new construction, three three-story residences.

The Board directed the applicant to revise the proposal as outlined in the staff report to simplify and better unify the row of three houses and return for further review when ready. Vote: 6-0.

CAPITOL HILL HISTORIC DISTRICT

626 Lexington Place NE, HPA 21-555, concept/two-story rear addition, roof alteration.

The Board found the concept of the alteration to the roof at the third story and the rear addition to be compatible with the Capitol Hill Historic District, on the condition that the rear addition be revised to reflect the form of the rear sleeping porches original to this row, and delegated final approval to staff. Vote: 6-0.

152 11th Street SE, HPA 21-551, concept/demolish one-story garage, construct two-story carriage house.

The Board found the concept of increasing the height of the existing carriage house to a full second story to be compatible with the Capitol Hill historic district, and delegated final approval to staff. Vote: 6-0.

FOGGY BOTTOM HISTORIC DISTRICT

2513 I Street NW, HPA 21-560, permit/third floor addition.

The Board supported adding to the rear of the house, replacing or enclosing the porch at both levels and extending further back, rather than adding a story to a two-story house in Foggy Bottom, which it found to be incompatible with the general pattern of low-scale development in the historic district. Vote: 6-0.

CONSENT CALENDAR

The Consent Calendar was approved by HPRB on October 28 by a vote of 9-0.

DESIGN GUIDELINES

Colony Hill Historic District Preservation and Design Guidelines, final draft for HPRB consideration.

Withdrawn following Board requests for minor revisions; staff will revise the document and resubmit.

BLOOMINGDALE HISTORIC DISTRICT

2401-05 1st Street NW, HPA 21-274, revised concept/two-story enclosed rear stair.

CLEVELAND PARK HISTORIC DISTRICT

2952 Macomb Street NW, HPA 21-510, concept/rear addition, alterations.

SHAW/BLAGDEN ALLEY HISTORIC DISTRICT

1521-1521 ½ 11th Street NW, HPA 21-366, concept/lot combination and construction of two-story rear addition.

WOODLEY PARK HISTORIC DISTRICT

2627 Connecticut Avenue NW, HPA 21-504, concept/rear addition.

CONSENT CALENDAR

The Consent Calendar was approved by HPRB on November 4 a vote of 8-0.

HISTORIC DISTRICT DESIGNATION HEARING

Anacostia Historic District boundary expansion, Case 21-10 Approval of boundary map

DESIGN GUIDELINES

Colony Hill Historic District Preservation and Design Guidelines, final draft for HPRB consideration

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